

NOTES

1. 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 A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86.402008.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240411. (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 AMARILLO CREEK COMMUNITY MASTER ASSOCIATION 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 AMARILLO CREEK COMMUNITY MASTER ASSOCIATION.
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. TRACT "O" IS A COMMON AREA WHICH IS OWNED AND MAINTAINED BY THE AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. TRACT "O" LIMITS REMAIN UNCHANGED AND ALL INTENTS AND PURPOSES OF THE TRACT REMAIN IN FULL FORCE AND EFFECT AS RECORDED IN CABINET G, SLIDE 037, PINAL COUNTY RECORDER.
13. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR AMARILLO CREEK RECORDED ON APRIL 10, 2006 IN THE OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA AS FEE NO. 2006-051798, AS AMENDED.

ACKNOWLEDGEMENT

PROVINCE OF ALBERTA)
CITY OF EDMONTON)

ON THIS THE 6th DAY OF November, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRAD CLOUGH, THE PRESIDENT OF HINTON FINANCIAL SERVICES, INC., THE PARTNER OF AMARILLO & PAPAGO INVESTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, THE PARTNER OF PAPAGO & JHC, A PARTNERSHIP, AND THE PRESIDENT OF AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND THAT HE BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING FOR AND ON BEHALF OF THE PARTNERSHIP AND THE ASSOCIATION.

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

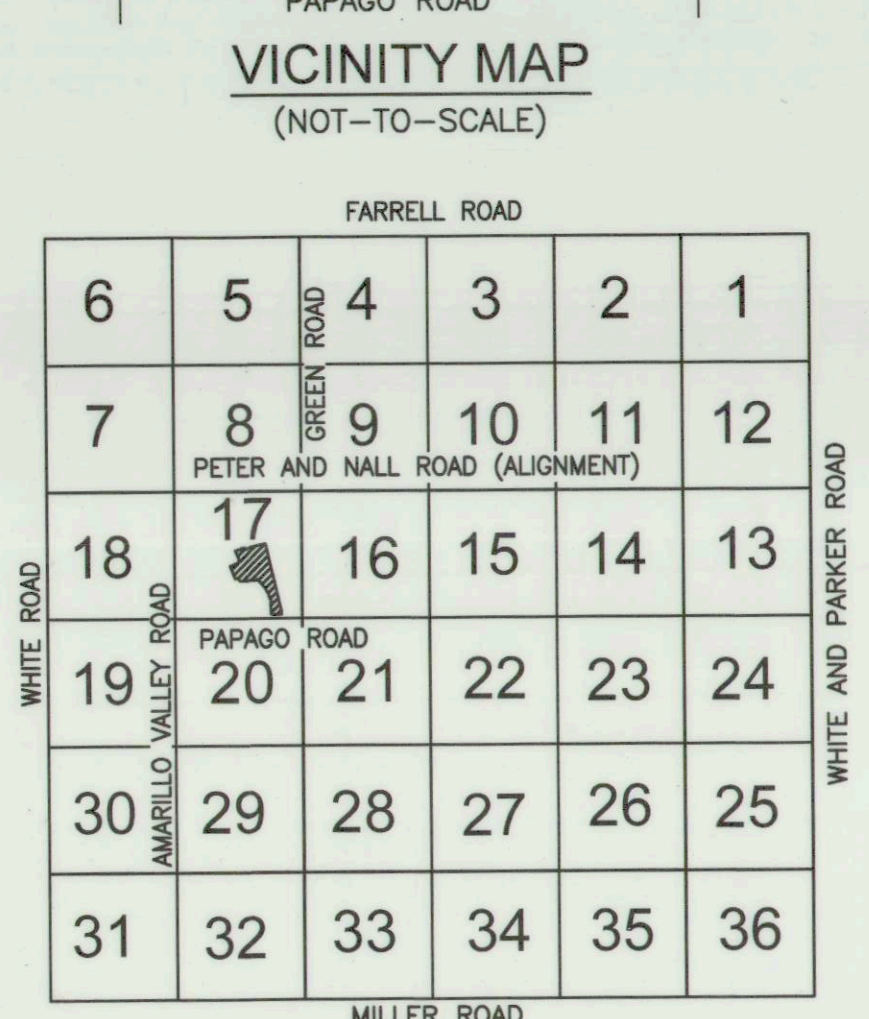
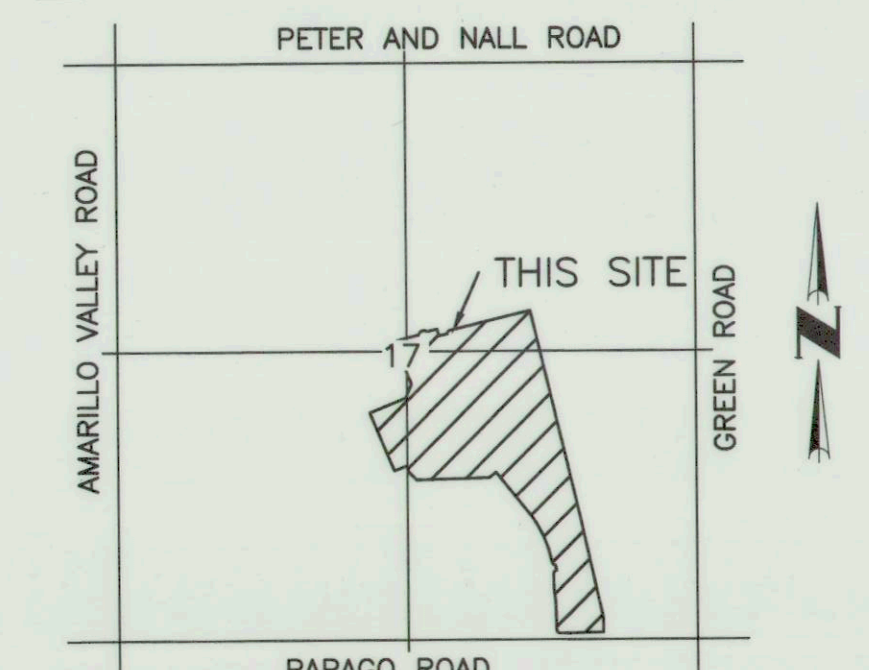
Jarret J. Biard
JARRET J. BIARD
A NOTARY PUBLIC
IN AND FOR THE PROVINCE OF ALBERTA
MY APPOINTMENT EXPIRES DECEMBER 31, 2025

LEGEND

---▲---	SECTION CORNER - FOUND BRASS CAP (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)
---○---	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
①	SHEET NUMBER
①	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
PKWY	PARKWAY

FINAL BLOCK PLAT FOR AMARILLO CREEK UNIT 2A

A REPLAT OF TRACTS J, N, AND O OF THE FINAL BLOCK PLAT FOR "AMARILLO CREEK UNIT 1" AS RECORDED IN CABINET G, SLIDE 037 PINAL COUNTY RECORDS, AND A PORTION OF LAND LOCATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 285-4891
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CONTACT: PARKER FROELICH
EMAIL: PARKER@CVL.CI.COM

OWNER

PAPAGO & JHC, A PARTNERSHIP
10218-111 STREET N.W.
EDMONTON, AB T5K 1K9
CONTACT: BRAD CLOUGH
PHONE: 780-482-6451

OWNER

AMARILLO CREEK COMMUNITY MASTER ASSOCIATION
10218-111 STREET N.W.
EDMONTON, AB T5K 1K9
CONTACT: BRAD CLOUGH
PHONE: 780-482-6451

LAND USE TABLE

LAND USE AREAS	ACRES
GROSS ACREAGE	61.404
AREA OF STREETS	3.736
AREA OF TRACTS	2.203
NET ACREAGE	57.668

BASE ZONING AND ZONING CASE#

PARCEL	BASE ZONING	APPROVED ZONING
PARCEL 2.6	CR-3	R-7/PAD
PARCEL 2.7	CR-3	R-7/PAD
PARCEL 2.8	CR-3	R-7/PAD

BENCHMARK:

ALUMINUM CAP AT WEST QUARTER CORNER, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 WEST
ELEVATION 1231.39 (NAVD88 DATUM, PINAL COUNTY DATUM)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°25'22" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO CABINET G, SLIDE 37, PINAL COUNTY RECORDS.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C-1125E 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.

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

Robert Manning 12/04/2024
DATE
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

Richard G. Alcocer 12/04/2024
DATE
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION

Brad Clough 12/04/2024
DATE
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A _____, FEE NO. _____ 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: _____ CHAIR
ATTEST: _____ CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

PAPAGO & JHC, A PARTNERSHIP OF AMARILLO & PAPAGO INVESTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AND JHC AMARILLO 3, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AND ALSO THE AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF FINAL BLOCK PLAT FOR "AMARILLO CREEK UNIT 2A" A REPLAT OF TRACTS J, N, AND O OF THE FINAL BLOCK PLAT FOR "AMARILLO CREEK UNIT 1" AS RECORDED IN CABINET G, SLIDE 037 PINAL COUNTY RECORDS, AND A PORTION OF LAND LOCATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND THE OWNERS, EACH AS TO ITS OWN LEGAL INTEREST IN THE LAND DESCRIBED HEREIN, HEREBY DECLARE THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT SAID PARCELS, STREETS AND TRACTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

PAPAGO & JHC, A PARTNERSHIP OF AMARILLO & PAPAGO INVESTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AND JHC AMARILLO 3, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AND ALSO THE AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ARE THE OWNERS 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. PAPAGO & JHC, A PARTNERSHIP OF AMARILLO & PAPAGO INVESTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP AND JHC AMARILLO 3, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AND THE AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, EACH AS TO ITS OWN LEGAL INTEREST IN THE LAND DESCRIBED HEREIN, HEREBY WARRANT 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, 33' x 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH PARCEL 2.7 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 AMARILLO CREEK COMMUNITY MASTER 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.

IN WITNESS WHEREOF:

PAPAGO & JHC, A PARTNERSHIP OF AMARILLO & PAPAGO INVESTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AND JHC AMARILLO 3, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP, AND ALSO THE AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAVE HERETO CAUSED THEIR NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

THIS 6th DAY OF November, 2024.

PAPAGO & JHC, A PARTNERSHIP
BY: JHC AMARILLO 3, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP

ITS: PARTNER
BY: CATHTON INVESTMENTS INC.,
ITS: PARTNER

BY: *Robert Manning*
ROBERT MANNING, PRESIDENT
BY: AMARILLO & PAPAGO INVESTMENTS, LLP, AN ARIZONA LIMITED LIABILITY PARTNERSHIP

ITS: PARTNER
BY: HILTON FINANCIAL SERVICES, INC.,
ITS: PARTNER

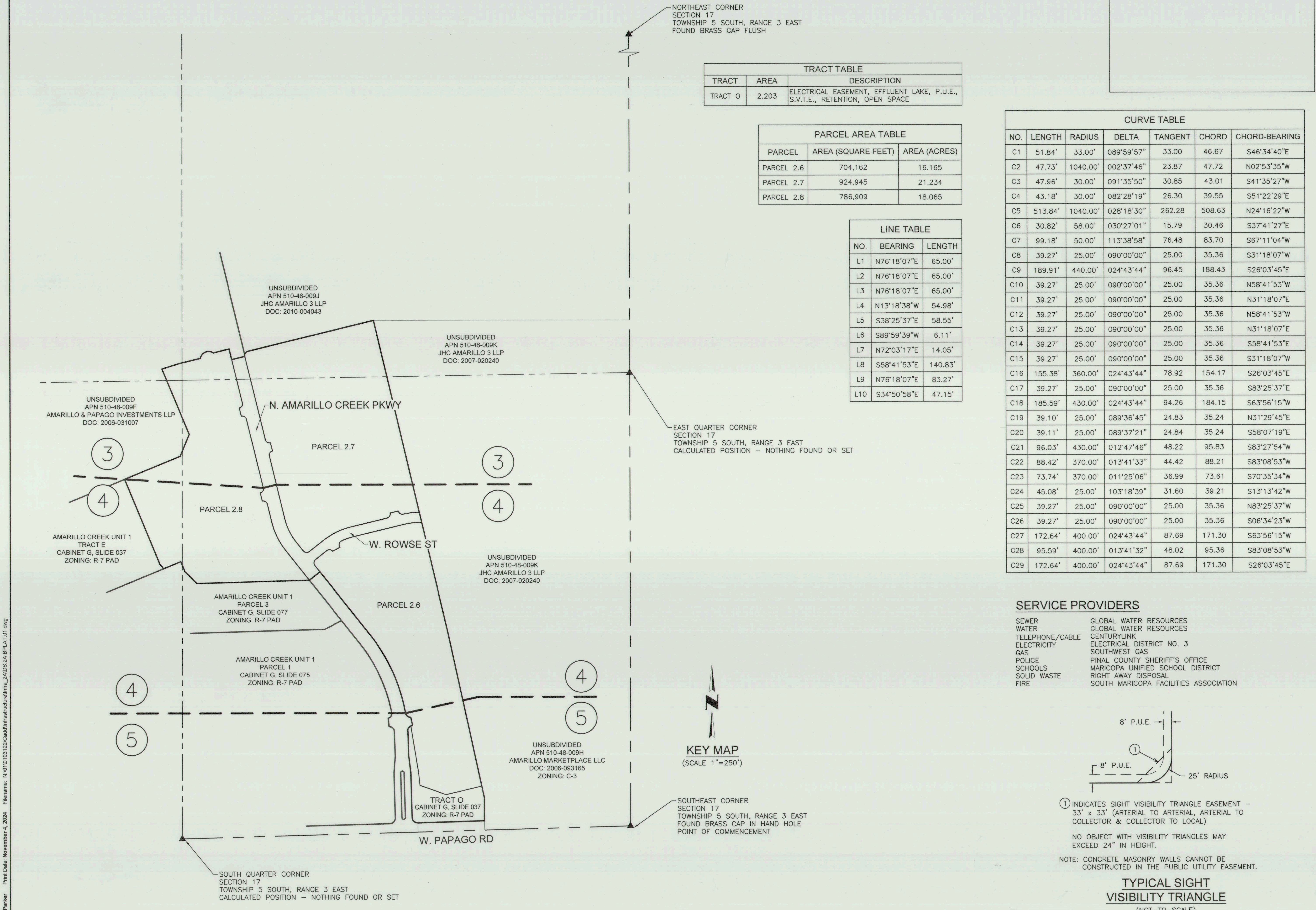
BY: *Brad Clough*
BRAD CLOUGH, PRESIDENT

BY: AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: *Brad Clough*
NAME: BRAD CLOUGH
ITS: PRESIDENT

GROSS AREA = 61.404 ACRES
SEE SHEET 2 FOR CURVE TABLE, TYPICAL LOT DETAIL, LEGEND AND PARCEL AREA TABLE. SEE SHEET 3 FOR LEGAL DESCRIPTION

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TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT O	2.203	ELECTRICAL EASEMENT, EFFLUENT LAKE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE

PARCEL AREA TABLE		
PARCEL	AREA (SQUARE FEET)	AREA (ACRES)
PARCEL 2.6	704,162	16.165
PARCEL 2.7	924,945	21.234
PARCEL 2.8	786,909	18.065

LINE TABLE		
NO.	BEARING	LENGTH
L1	N76°18'07"E	65.00'
L2	N76°18'07"E	65.00'
L3	N76°18'07"E	65.00'
L4	N13°18'38"W	54.98'
L5	S38°25'37"E	58.55'
L6	S89°59'39"W	6.11'
L7	N72°03'17"E	14.05'
L8	S58°41'53"E	140.83'
L9	N76°18'07"E	83.27'
L10	S34°50'58"E	47.15'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	51.84'	33.00'	089°59'57"	33.00	46.67	S46°34'40"E
C2	47.73'	1040.00'	002°37'46"	23.87	47.72	N02°53'35"W
C3	47.96'	30.00'	091°35'50"	30.85	43.01	S41°35'27"W
C4	43.18'	30.00'	082°28'19"	26.30	39.55	S51°22'29"E
C5	513.84'	1040.00'	028°18'30"	262.28	508.63	N24°16'22"W
C6	30.82'	58.00'	030°27'01"	15.79	30.46	S37°41'27"E
C7	99.18'	50.00'	113°38'58"	76.48	83.70	S67°11'04"W
C8	39.27'	25.00'	090°00'00"	25.00	35.36	S31°18'07"W
C9	189.91'	440.00'	024°43'44"	96.45	188.43	S26°03'45"E
C10	39.27'	25.00'	090°00'00"	25.00	35.36	N58°41'53"W
C11	39.27'	25.00'	090°00'00"	25.00	35.36	N31°18'07"E
C12	39.27'	25.00'	090°00'00"	25.00	35.36	N58°41'53"W
C13	39.27'	25.00'	090°00'00"	25.00	35.36	N31°18'07"E
C14	39.27'	25.00'	090°00'00"	25.00	35.36	S58°41'53"E
C15	39.27'	25.00'	090°00'00"	25.00	35.36	S31°18'07"W
C16	155.38'	360.00'	024°43'44"	78.92	154.17	S26°03'45"E
C17	39.27'	25.00'	090°00'00"	25.00	35.36	S83°25'37"E
C18	185.59'	430.00'	024°43'44"	94.26	184.15	S63°56'15"W
C19	39.10'	25.00'	089°36'45"	24.83	35.24	N31°29'45"E
C20	39.11'	25.00'	089°37'21"	24.84	35.24	S58°07'19"E
C21	96.03'	430.00'	012°47'46"	48.22	95.83	S83°27'54"W
C22	88.42'	370.00'	013°41'33"	44.42	88.21	S83°08'53"W
C23	73.74'	370.00'	011°25'06"	36.99	73.61	S70°35'34"W
C24	45.08'	25.00'	103°18'39"	31.60	39.21	S13°13'42"W
C25	39.27'	25.00'	090°00'00"	25.00	35.36	N83°25'37"W
C26	39.27'	25.00'	090°00'00"	25.00	35.36	S06°34'23"W
C27	172.64'	400.00'	024°43'44"	87.69	171.30	S63°56'15"W
C28	95.59'	400.00'	013°41'32"	48.02	95.36	S83°08'53"W
C29	172.64'	400.00'	024°43'44"	87.69	171.30	S26°03'45"E

NORTHEAST CORNER
 SECTION 17
 TOWNSHIP 5 SOUTH, RANGE 3 EAST
 FOUND BRASS CAP FLUSH

EAST QUARTER CORNER
 SECTION 17
 TOWNSHIP 5 SOUTH, RANGE 3 EAST
 CALCULATED POSITION - NOTHING FOUND OR SET

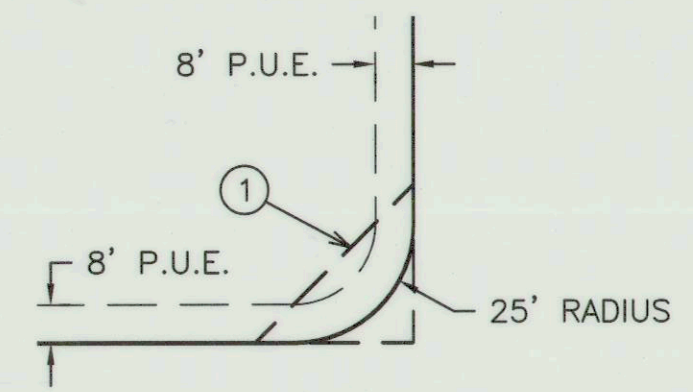


SOUTHEAST CORNER
 SECTION 17
 TOWNSHIP 5 SOUTH, RANGE 3 EAST
 FOUND BRASS CAP IN HAND HOLE
 POINT OF COMMENCEMENT

SOUTH QUARTER CORNER
 SECTION 17
 TOWNSHIP 5 SOUTH, RANGE 3 EAST
 CALCULATED POSITION - NOTHING FOUND OR SET

SERVICE PROVIDERS

- SEWER: GLOBAL WATER RESOURCES
- WATER: GLOBAL WATER RESOURCES
- 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



① INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 33' x 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)

NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 24" IN HEIGHT.
 NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT.

TYPICAL SIGHT VISIBILITY TRIANGLE
 (NOT-TO-SCALE)

LEGAL DESCRIPTION

THAT PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST QUARTER OF SAID SECTION 17, FROM WHICH THE CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 88°25'22" WEST, A DISTANCE OF 2668.15 FEET;

THENCE SOUTH 88°25'22" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 868.94 FEET;

THENCE NORTH 01°34'38" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET NORTHERLY FROM SAID SOUTH LINE, BEING THE POINT OF BEGINNING;

THENCE SOUTH 88°25'22" WEST, A DISTANCE OF 396.64 FEET TO THE BEGINNING OF A TANGENT CURVE OF 33.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'57", A DISTANCE OF 51.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF AMARILLO PARKWAY AS DEPICTED IN THE FINAL BLOCK PLAT FOR AMARILLO CREEK UNIT 1, AS RECORDED IN CABINET G, SLIDE 037, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES:

THENCE NORTH 01°34'42" WEST, A DISTANCE OF 267.00 FEET;
THENCE NORTH 07°17'20" WEST, A DISTANCE OF 100.50 FEET;
98.01

THENCE NORTH 01°34'42" WEST, A DISTANCE OF 99.26 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1040.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°37'46", A DISTANCE OF 47.73 FEET;
TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 30.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°35'50", A DISTANCE OF 47.96 FEET;

THENCE NORTH 12°32'49" WEST, A DISTANCE OF 50.76 FEET TO A POINT ON A 30.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 02°36'38" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°28'19", A DISTANCE OF 43.18 FEET TO A POINT ON A 1040.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 79°52'53" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°18'30", A DISTANCE OF 513.84 FEET;

THENCE NORTH 38°25'37" WEST, A DISTANCE OF 481.17 FEET;

LEGAL DESCRIPTION (CONT.)

THENCE SOUTH 51°34'23" WEST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 88°25'18" WEST, A DISTANCE OF 670.91 FEET;
THENCE NORTH 44°50'48" WEST, A DISTANCE OF 98.49 FEET;
THENCE NORTH 22°27'57" WEST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 67°32'03" WEST, A DISTANCE OF 112.00 FEET TO A POINT ON A 58.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 67°32'03" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°27'01", A DISTANCE OF 30.82 FEET;

THENCE NORTH 22°27'57" WEST, A DISTANCE OF 550.61 FEET;
THENCE NORTH 67°32'03" EAST, A DISTANCE OF 357.03 FEET;
THENCE NORTH 22°32'03" EAST, A DISTANCE OF 140.83 FEET;
THENCE NORTH 22°27'57" WEST, A DISTANCE OF 420.25 FEET;
THENCE NORTH 72°22'52" EAST, A DISTANCE OF 112.37 FEET;

THENCE NORTH 76°18'07" EAST, A DISTANCE OF 124.34 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 79°38'25" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 113°38'58", A DISTANCE OF 99.18 FEET;

THENCE NORTH 76°18'07" EAST, A DISTANCE OF 98.01 FEET;
THENCE SOUTH 13°41'53" EAST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 76°18'07" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 76°18'07" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET;

THENCE NORTH 76°18'07" EAST, A DISTANCE OF 769.35 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN EL PASO GAS PIPELINE EASEMENT AS RECORDED IN DOCKET 575, PAGE 177 AND DOCKET 575, PAGE 179, RECORDS OF PINAL COUNTY;

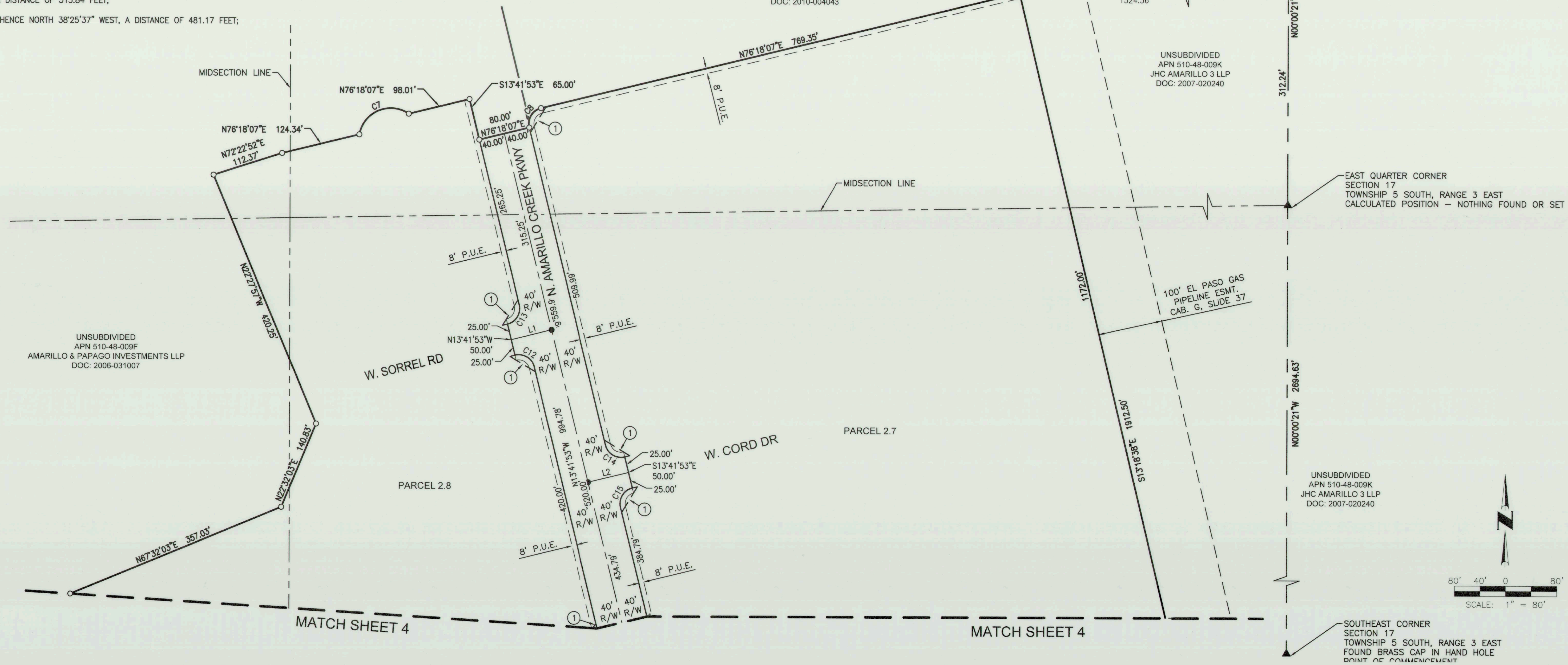
THENCE ALONG SAID WESTERLY LINE THE FOLLOWING COURSES:

THENCE SOUTH 13°18'38" EAST, A DISTANCE OF 1912.50 FEET;
THENCE SOUTH 12°21'57" EAST, A DISTANCE OF 1001.31 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 136.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,674,740 SQUARE FEET OR 61.404 ACRES, MORE OR LESS.

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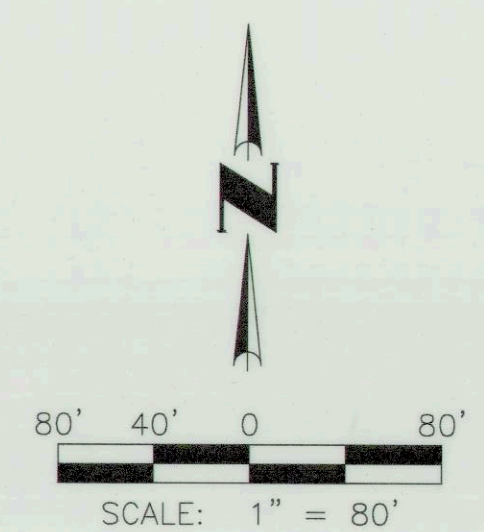
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NO.	REVISION	DATE

UNIT 2A INFRASTRUCTURE
BLOCK PLAT
AMARILLO CREEK
PINAL COUNTY, ARIZONA

3 SHEET OF 5

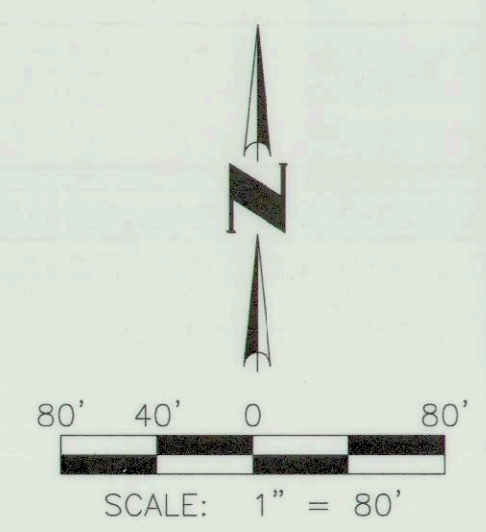
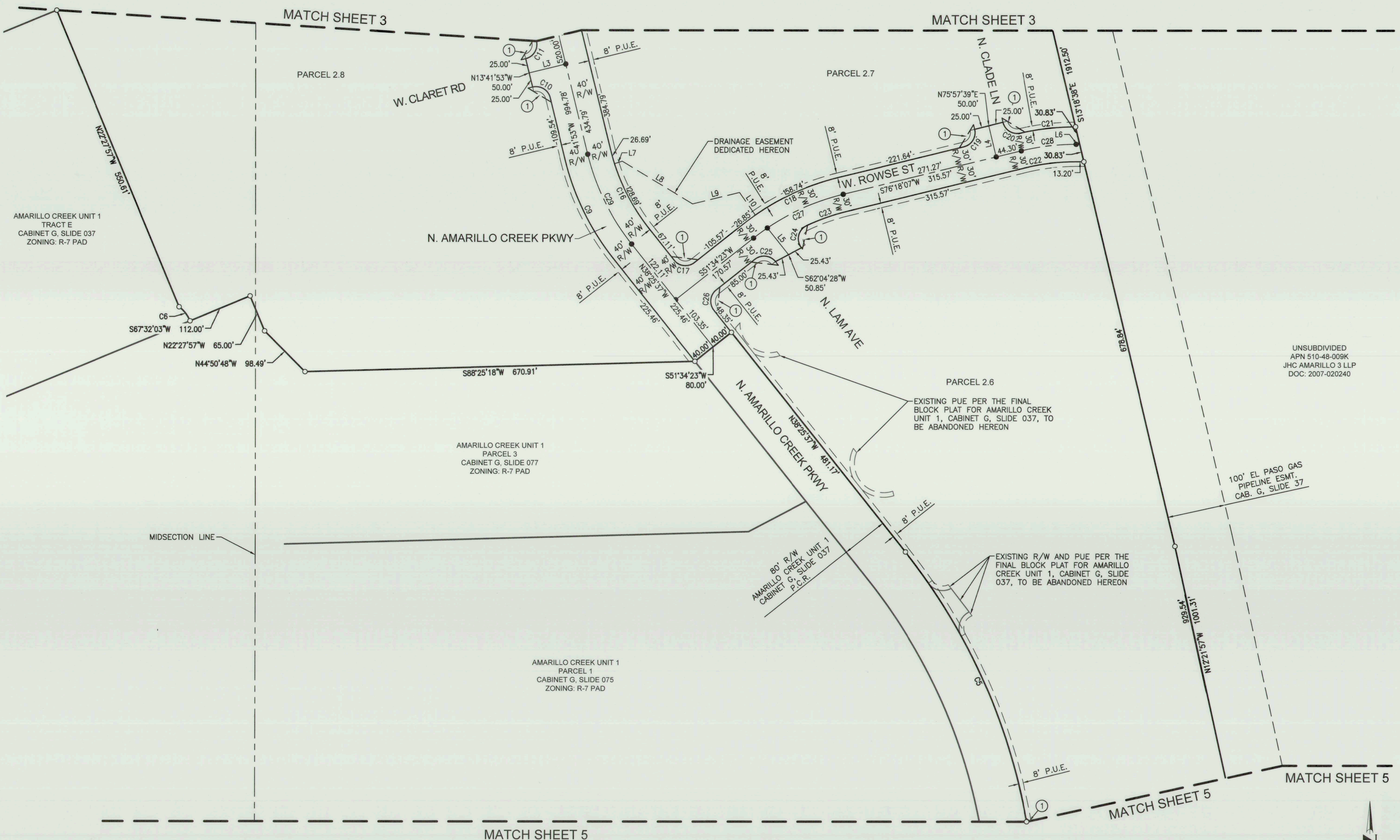
CVL Contact: P. FROEHLICH
CVL Project #: 01-0103122

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