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FINAL PLAT OF "RED ROCK VILLAGE IXC"

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. 27-701422.0000.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20210608 & 20230294
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 H, I, J, K & L 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 WEST-EAST MID-SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 5, T.10S., R.10E. BEING S89°55'15"E WITH A DISTANCE OF 2638.84 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

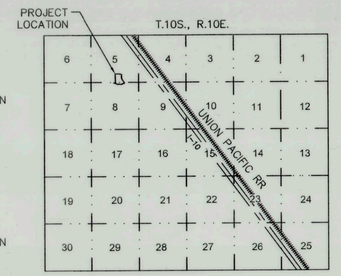
STATE OF ARIZONA)
) SS
COUNTY OF PINAL)

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

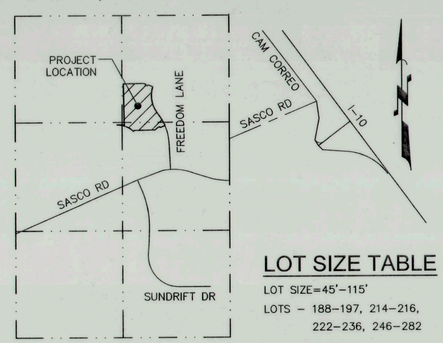
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF NOVEMBER, 2024, BY CHAD KELDERHOUSE WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE VICE-PRESIDENT OF RED ROCK VENTURES. LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR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

Nicola Madsen — NOTARY PUBLIC

July 7, 2025 — MY COMMISSION EXPIRES



VICINITY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=1000'+/-
SECTIONS 5 & 8, T.10S., R.10E.

LOT SIZE TABLE

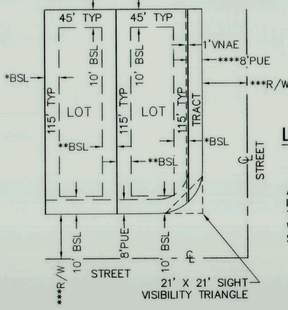
LOT SIZE=45'-115'
LOTS – 188-197, 214-216, 222-236, 246-282

LOT SIZE=45'-120'
LOTS – 198-213, 217-221, 237-245

LAND USE TABLE

GROSS ACRES	20.28 AC
NET AREA	16.26 AC
45'X115' MIN	65 LOTS
45'X120' MIN	30 LOTS
NET DENSITY	5.84 DU/AC
OPEN SPACE	4.40 AC
PERCENTAGE OF OPEN SPACE	21.7%

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.

BASE ZONING & ZONING CASE

BASE ZONING: CR-3/PAD & CR-4/PAD
CASE NO.:PZ-PD-006-02, PZ-015-08

FRONT YARD SETBACK:	10 FEET
REAR YARD SETBACK:	10 FEET
SIDE YARD SETBACK:	8 FEET *
MAX LOT COVERAGE:	60% (CR-4)
DISTANCE BETWEEN BUILDINGS:	7 FEET
MINIMUM LOT WIDTH:	45 FEET, (CR-4)
MINIMUM LOT AREA:	4,500 SF., (CR-4)
OPEN SPACE:	15% (OF TOTAL RESIDENTIAL ACREAGE)
MAXIMUM BUILDING HEIGHT:	30 FEET

*SEE TYPICAL LOT LAYOUT AND BUILDING SETBACK NOTES

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: Greg R Mohl

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF PINAL)

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

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

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 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.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION — DATE 12-10-2024

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION — DATE 12/10/24

PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER — DATE 12/10/2024

ASSURANCES IN THE FORM OF A Third Party Trust Assurance Agreement, FEE NO. 2024-093010 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 IXC", 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 H, I, J, K & L 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 H, I, J, K AND L 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.

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: SHAWN TESSENSOHN

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 TESSENSOHN 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 — MY COMMISSION EXPIRES June 19, 2028

JUSTINA DENDAUW Notary Public - State of Arizona MARICOPA COUNTY Commission # 607744 Expires June 19, 2028

FP22-071

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

COUNTY: PINAL
SECTIONS: 5 & 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

FINAL PLAT
RED ROCK VILLAGE IXC
LOTS 196-290
PINAL COUNTY, ARIZONA

NOVEMBER 2024

REVISIONS:

ATWELL
PM. J. SPRING
DR. R. GILES
JOB NO. 18003548
N.T.S.
18003548 RR VILLAGE IXC FP.DWG
SHEET NO. 1 OF 5

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\XC\18003548 RR VILLAGE IXC FP.DWG SAVEDATE:11/4/2024 3:40 PM PLOTDATE:11/4/2024 3:41 PM

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LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 AND 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 1/2" REBAR WITH YELLOW PLASTIC CAP, STAMPED RLS 19344, ACCEPTED AS THE CENTER OF SECTION 5, FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST, THEREOF BEARS S89°55'15"E A DISTANCE OF 2638.84 FEET;

THENCE, ALONG THE NORTH–SOUTH MID–LINE OF SAID SECTION 5, S01°03'21"E A DISTANCE OF 1684.03 FEET TO THE POINT OF BEGINNING;

THENCE, LEAVING SAID MID–SECTION LINE, N88°56'39"E A DISTANCE OF 433.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 115.71 FEET, WITH A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 17°55'06" TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 29.28 FEET, WITH A RADIUS OF 891.00 FEET AND THE RADIAL BEARING OF S71°18'31"E AND A CENTRAL ANGLE OF 01°52'57";

THENCE, S73°11'28"E A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 40.96 FEET, WITH A RADIUS OF 25.00 FEET AND THE RADIAL BEARING OF S73°11'28"E AND A CENTRAL ANGLE OF 93°51'53";

THENCE, S69°19'35"E A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.38 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°40'45" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 627.90 FEET, WITH A RADIUS OF 705.00 FEET AND A CENTRAL ANGLE OF 51°01'47";

THENCE, S34°40'38"E A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 223.69 FEET, WITH A RADIUS OF 1370.00 FEET AND A CENTRAL ANGLE OF 09°21'18" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 40.52 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°51'57";

THENCE, S67°32'37"W A DISTANCE OF 86.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.93 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°56'18";

THENCE, S64°28'55"W A DISTANCE OF 50.00 FEET;

THENCE, S50°03'40"W A DISTANCE OF 86.67 FEET;

THENCE, S88°56'39"W A DISTANCE OF 510.00 FEET;

THENCE, S44°10'50"W A DISTANCE OF 31.54 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

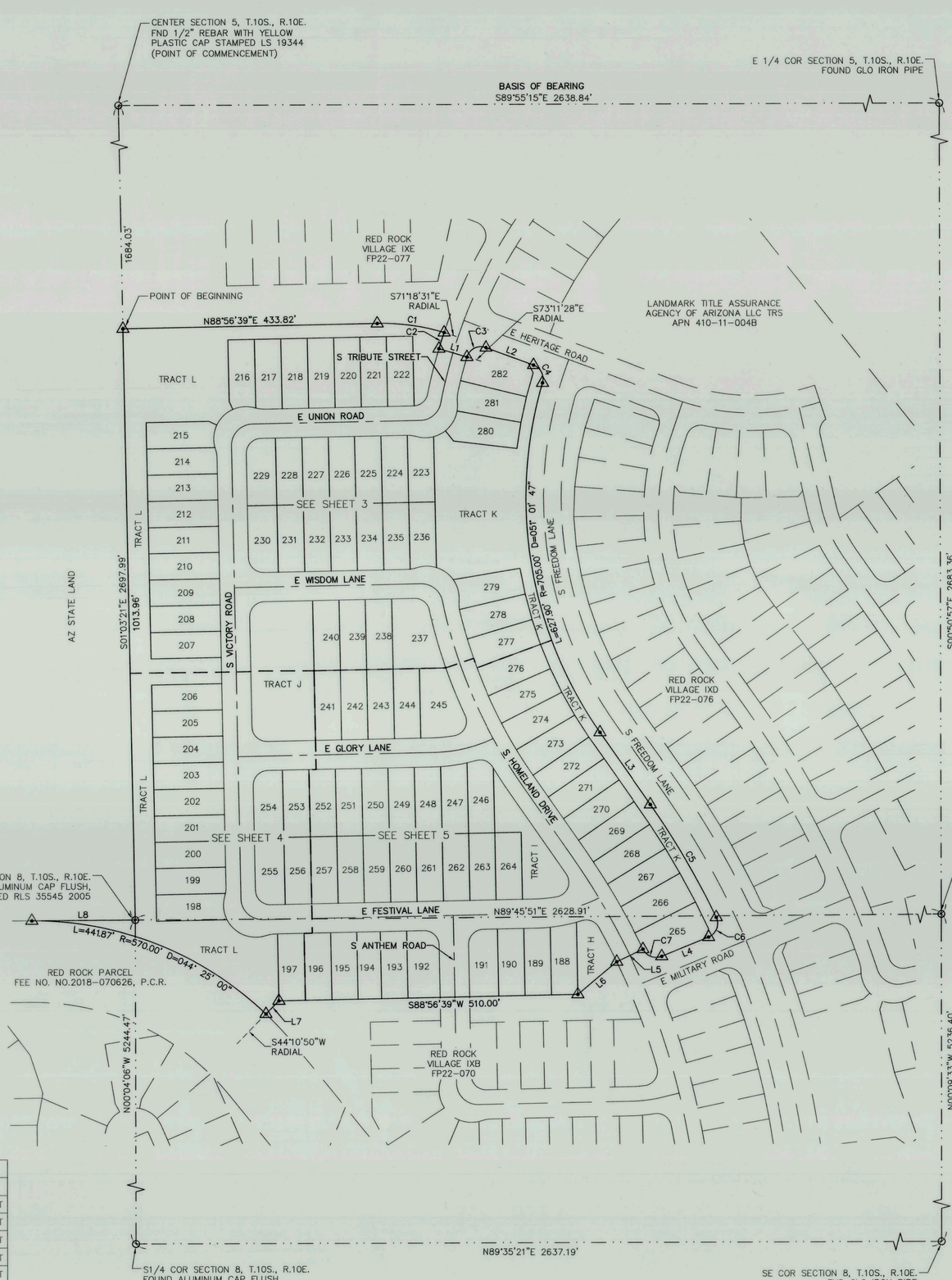
THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 441.87 FEET, WITH A RADIUS OF 570.00 FEET AND THE RADIAL BEARING OF S44°10'50"W AND A CENTRAL ANGLE OF 44°25'00";

THENCE, N89°45'51"E A DISTANCE OF 176.75 FEET;

THENCE, N01°03'21"W A DISTANCE OF 1013.96 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	S73°11'28"E	50.00'
L2	S69°19'35"E	86.22'
L3	S34°40'38"E	150.99'
L4	S67°32'37"W	86.12'
L5	S64°28'55"W	50.00'
L6	S50°03'40"W	86.67'
L7	S44°10'50"W	31.54'
L8	N89°45'51"E	176.75'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	115.71'	370.00'	017°55'06"
C2	29.28'	891.00'	001°52'57"
C3	40.96'	25.00'	093°51'53"
C4	37.38'	25.00'	085°40'45"
C5	223.69'	1370.00'	009°21'18"
C6	40.52'	25.00'	092°51'57"
C7	37.93'	25.00'	086°56'18"

TRACT TABLE

TRACT TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT H	5,409	0.12	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT I	10,721	0.25	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT J	25,479	0.58	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT K	52,249	1.20	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT L	97,901	2.25	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TOTAL	191,759	4.40	

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COUNTY: PINAL
SECTIONS: 5 & 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

FINAL PLAT

RED ROCK VILLAGE IXC
LOTS 196-290
PINAL COUNTY, ARIZONA

NOVEMBER 2024

REVISIONS:

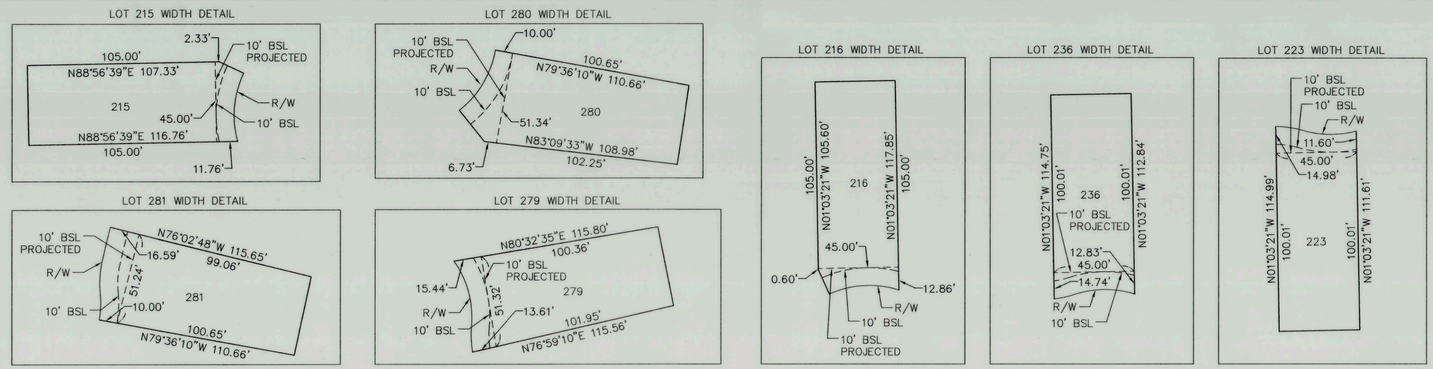
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PM. J. SPRING
DR. R. GILES
JOB NO. 18003548
SCALE 0 50 100
1" = 100 FEET
18003548 RR VILLAGE IXC FP.DWG
SHEET NO. 2 OF 5

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING Date Signed 11/4/24 ARIZONA, U.S.A.

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\VIC\18003548 RR VILLAGE IXC FP.DWG SAVEDATE:11/4/2024 3:40 PM PLOTDATE:11/4/2024 3:17 PM

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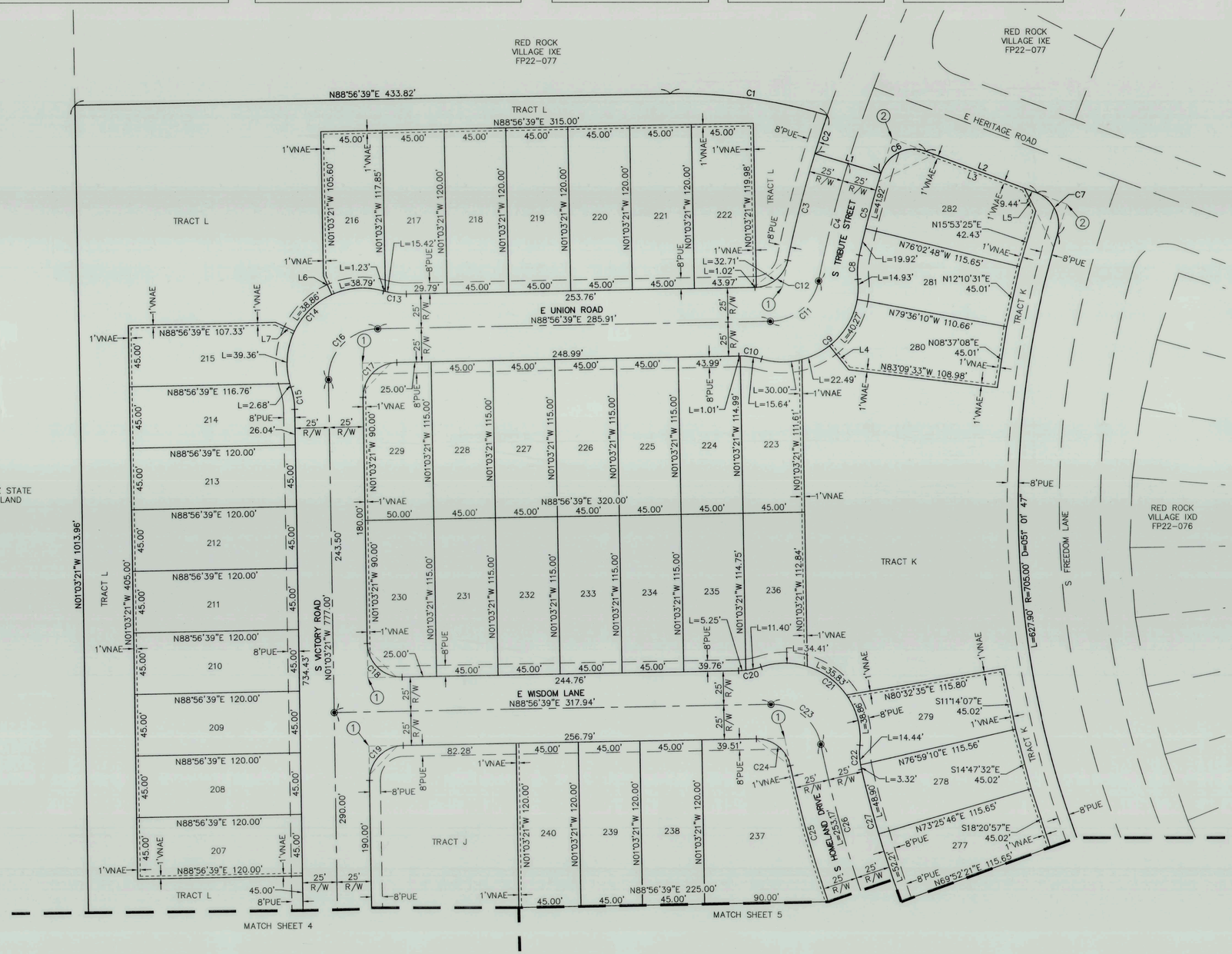


1" = 40 FEET
LOT DETAILS

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
207	5400	0.124	227	5175	0.119
208	5400	0.124	228	5175	0.119
209	5400	0.124	229	5616	0.129
210	5400	0.124	230	5616	0.129
211	5400	0.124	231	5175	0.119
212	5400	0.124	232	5175	0.119
213	5400	0.124	233	5175	0.119
214	5379	0.123	234	5175	0.119
215	5223	0.120	235	5175	0.119
216	5208	0.120	236	5023	0.115
217	5389	0.124	237	8754	0.201
218	5400	0.124	238	5400	0.124
219	5400	0.124	239	5400	0.124
220	5400	0.124	240	5400	0.124
221	5400	0.124	277	5633	0.129
222	5400	0.124	278	5633	0.129
223	5034	0.116	279	5478	0.126
224	5175	0.119	280	5632	0.129
225	5175	0.119	281	5555	0.128
226	5175	0.119	282	6935	0.159

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S73°11'28"E	50.00'
L2	N69°19'35"W	86.22'
L3	N69°19'35"W	76.78'
L4	N38°23'33"W	22.47'
L5	N26°12'59"W	18.43'
L6	N24°07'17"W	15.00'
L7	N64°36'20"W	15.00'

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	115.71'	370.00'	017°55'06"	C15	16.65'	55.00'	017°20'29"
C2	29.28'	891.00'	001°52'57"	C16	57.33'	36.50'	090°00'00"
C3	80.48'	891.00'	005°10'30"	C17	39.27'	25.00'	090°00'00"
C4	88.57'	866.00'	005°51'35"	C18	39.27'	25.00'	090°00'00"
C5	61.84'	841.00'	004°12'46"	C19	39.27'	25.00'	090°00'00"
C6	40.96'	25.00'	093°51'53"	C20	16.65'	55.00'	017°20'29"
C7	37.38'	25.00'	085°40'45"	C21	109.10'	55.00'	113°39'25"
C8	17.76'	55.00'	018°29'57"	C22	17.76'	55.00'	018°29'57"
C9	107.69'	55.00'	112°11'19"	C23	50.61'	36.50'	079°26'51"
C10	16.65'	55.00'	017°20'29"	C24	34.36'	25.00'	078°44'42"
C11	49.69'	36.50'	077°59'42"	C25	103.26'	891.00'	006°38'24"
C12	33.73'	25.00'	077°18'37"	C26	348.67'	866.00'	023°04'07"
C13	16.65'	55.00'	017°20'29"	C27	314.67'	841.00'	021°26'16"
C14	119.69'	55.00'	124°40'58"				



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FINAL PLAT

RED ROCK VILLAGE IXC
LOTS 196-290
PINAL COUNTY, ARIZONA

COUNTY: PINAL
SECTIONS: 5 & 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

NOVEMBER 2024

REVISIONS:

ATWELL

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

SCALE 0 20 40
1" = 40 FEET

18003548 RR VILLAGE IXC FP.DWG

SHEET NO. 3 OF 5

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

FP22-071

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LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
197	5175	0.119
198	5246	0.120
199	5395	0.124
200	5400	0.124
201	5400	0.124
202	5400	0.124
203	5400	0.124
204	5400	0.124
205	5400	0.124
206	5400	0.124
253	5175	0.119
254	5616	0.129
255	5616	0.129
256	5175	0.119

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	S44°10'50"W	31.54'
L9	S88°56'39"W	465.96'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C28	39.27'	25.00'	090°00'00"
C29	39.27'	25.00'	090°00'00"
C30	16.65'	55.00'	017°20'29"
C31	119.69'	55.00'	124°40'58"
C32	16.65'	55.00'	017°20'29"
C33	57.33'	36.50'	090°00'00"
C34	39.27'	25.00'	090°00'00"

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FINAL PLAT

RED ROCK VILLAGE IXC
LOTS 196-290

PINAL COUNTY, ARIZONA

NOVEMBER 2024

REVISIONS:

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DR. R. GILES
JOB NO.
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SCALE 0 20 40
1" = 40 FEET

18003548 RR VILLAGE IXC FP.DWG

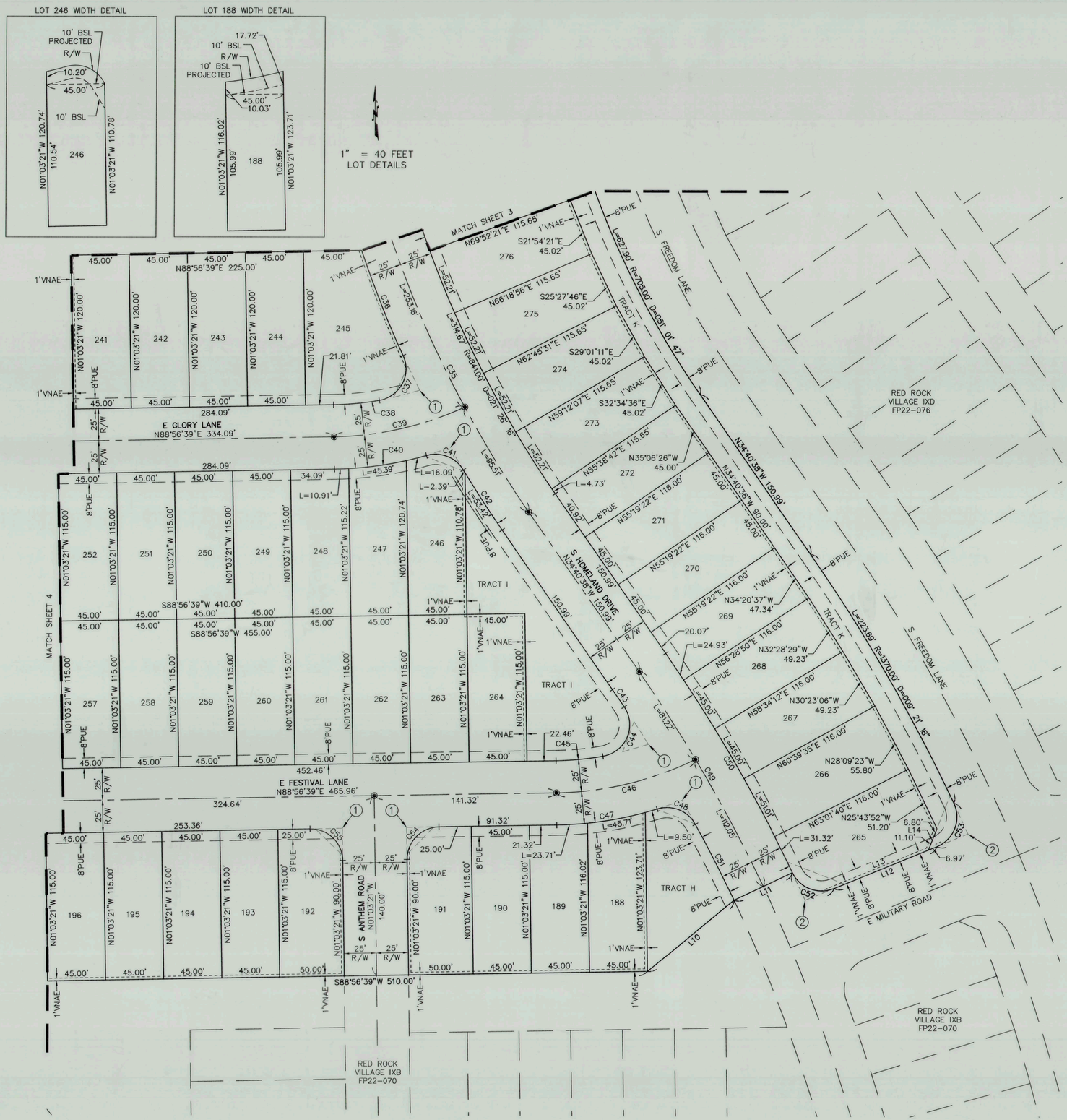
SHEET NO.
4 OF 5

FP22-071

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

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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
188	5365	0.123	257	5175	0.119
189	5183	0.119	258	5175	0.119
190	5175	0.119	259	5175	0.119
191	5616	0.129	260	5175	0.119
192	5616	0.129	261	5175	0.119
193	5175	0.119	262	5175	0.119
194	5175	0.119	263	5175	0.119
195	5175	0.119	264	5175	0.119
196	5175	0.119	265	6694	0.154
241	5400	0.124	266	6184	0.142
242	5400	0.124	267	5458	0.125
243	5400	0.124	268	5458	0.125
244	5400	0.124	269	5352	0.123
245	7647	0.176	270	5220	0.120
246	5499	0.126	271	5220	0.120
247	5281	0.121	272	5250	0.121
248	5176	0.119	273	5633	0.129
249	5175	0.119	274	5633	0.129
250	5175	0.119	275	5633	0.129
251	5175	0.119	276	5633	0.129
252	5175	0.119			

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N50°03'40"E	86.67'
L11	N64°28'55"E	50.00'
L12	N67°32'37"E	86.12'
L13	N67°32'37"E	79.15'
L14	S21°18'54"W	17.90'

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C35	348.67'	866.00'	023°04'07"	C46	111.51'	250.00'	025°33'21"
C36	88.26'	891.00'	005°40'31"	C47	78.92'	275.00'	016°26'35"
C37	45.60'	25.00'	104°30'25"	C48	34.37'	25.00'	078°46'36"
C38	35.59'	225.00'	009°03'48"	C49	193.27'	1209.00'	009°09'33"
C39	104.58'	250.00'	023°58'06"	C50	197.26'	1234.00'	009°09'33"
C40	72.39'	275.00'	015°04'57"	C51	66.21'	1184.00'	003°12'15"
C41	32.75'	25.00'	075°03'01"	C52	37.93'	25.00'	086°56'18"
C42	55.81'	891.00'	003°35'21"	C53	40.52'	25.00'	092°51'57"
C43	16.18'	1184.00'	000°46'58"	C54	39.27'	25.00'	090°00'00"
C44	49.55'	25.00'	113°33'57"	C55	39.27'	25.00'	090°00'00"
C45	36.41'	225.00'	009°16'21"				

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FINAL PLAT

RED ROCK VILLAGE IXC LOTS 196-290

PINAL COUNTY, ARIZONA

NOVEMBER 2024

REVISIONS:

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1" = 40 FEET
18003548 RR VILLAGE IXC FP.DWG
SHEET NO. 5 OF 5

PROFESSIONAL LAND SURVEYOR
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