NOTES

- 1. THE SUBDIVISION THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382,0001.
- 2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240107 (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 SILVER CROSS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
- 5. NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
- 6. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- 7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
- 8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE SILVER CROSS COMMUNITY ASSOCIATION. AN ARIZONA NON-PROFIT CORPORATION
- 9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
- 12. TRACTS "A", "B" AND "C" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SILVER CROSS 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. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON 2/13/2025 IN FEE NO. 2025-004096 THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING SOUTH OO DEGREES 51 MINUTES 12 SECONDS EAST

LEGEND

----- SIGHT VISIBILITY TRIANGLE EASEMENT

— — — EASEMENT LINE

BENCHMARK

LAND USE TABLE

NGS BENCHMARK PID DU2293, DESIGNATION Z 5116, A 1/2 IN. 5-IN LOGO CAP, LOCATED 3.06 MILES NORTHERLY ALONG FELIX ROAD AND 0.49 MILES WEST ALONG TWIN SPUR LANE TO THE END OF THE RAILROAD TRACKS. ELEV = 1519.91' (NAVD88 DATUM

			
TOTAL NUMBER OF			FOUND MONUMENT, AS NOTED
(LOTS 1 - 70)	70	0	CORNER OF SUBDIVISION
TOTAL NUMBER OF		•	BRASS CAP TO BE SET AT CONSTRUCTION
(COMMON AREA A		P.C.R.	PINAL COUNTY RECORDER
TOTAL LOTS AREA		PUE	PUBLIC UTILITY EASEMENT
TOTAL TRACTS ARE		RLS	REGISTERED LAND SURVEYOR
RIGHT-OF-WAY GROSS AREA	3.3507 AC.	LS	LAND SURVEYOR
GRUSS AREA	20.3691 AC.	R/W	
			RIGHT-OF-WAY
SERVICE PROVIDERS		SVTE *	SIGHT VISIBILITY TRIANGLE
DECODIDATION	DECODERAN		EASEMENT (21' X 21')
DESCRIPTION	COMPANY	SVTE **	SIGHT VISIBILITY TRIANGLE
CABLE TV	CENTURYLINK		EASEMENT (33' X 33')
GAS SEWER	CITY OF MESA EPCOR SEWER	VNAE	VEHICULAR NON-ACCESS EASEMENT
FIRE	RURAL METRO FIRE		SUBDIVISION BOUNDARY
	DEPARTMENT		- SECTION LINE
ELECTRIC	ARIZONA PUBLIC SERVICE		- CENTER LINE
TELEPHONE	CENTURYLINK		- PROPERTY LINE
WATER	EPCOR WATER		- PUBLIC UTILITY EASEMENT
COLID WILCTE			TODELO UTILITI ENSLINEIVI

LOT AREA TABLE

SEE SHEET 2

SOLID WASTE

SCHOOL DISTRICT

POLICE

IRRIGATION

TRACT USE TABLE

SEE SHEET 2

	TRACT USE TABLE		
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, PUE AND DRAINAGE	252,763	5.8026
Tract B	LANDSCAPE, OPEN SPACE, PUE AND DRAINAGE	80,376	1.8452
Tract C	LANDSCAPE, OPEN SPACE AND PUE	9,220	0.2117

REPUBLIC SERVICES

PINAL COUNTY SHERIFF

ANTHEM AND FLORENCE SCHOOL DISTRICT

NEW MAGMA IRRIGATION

DISTRICT

Final Plat

Silver Cross - Parcel A

A PORTION OF NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEVELOPER

BRIGHTLAND HOMES OF ARIZONA LLC, AN ARIZONA LIMIED LIABILITY COMPANY 8501 N. SCOTTSDALE ROAD SUITE 120 SCOTTSDALE, AZ 85253 CONTACT: Ryan HUFFMAN TEL: (602) 955-2424 RHUFFMANO BRIGHTLAND HOMES.COM

ENGINEER:

EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD SUITE 120 MESA, AZ 85201 TEL: (480) 503-2250 FAX: (480) 503-2258 CONTACT: DANIEL AUXIER

TOWNSHIP 4 SOUTH, RANGE 8 EAST

28	27	26 NUN ANE	25	30	29	
33 E. ARIZO	34 ONA FARMS	35 O	36	31	32	PROJE
4	3	2	1	6	5	SITE
9 9	HERITAGE 10	ROAD 11	12	SIERRA VISTA DR	8	
16	15	14	13	SIERRA 18	17	
21	22	23	24	19	20	
				×	-	

VICINITY MAP

F. ARIZONA FARMS ROAD **PROJECT** SITE SECTION 1 T.4S., R.8E. E. HERITAGE ROAD

LOCATION MAP N.T.S.

BASE ZONING & ZONING CASE NO.

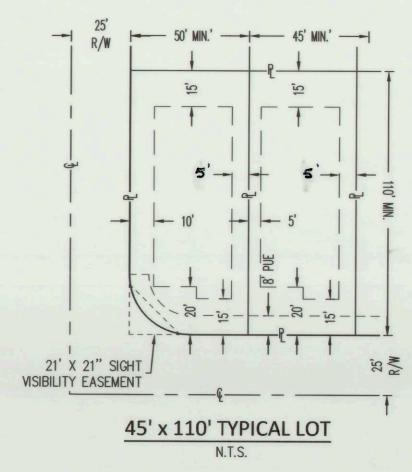
PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT (R-7)

CASE # PZ-PD-013-16

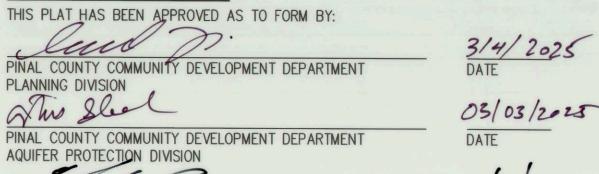
MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	4,950 S.F.
MIN. LOT WIDTH:	45'
MIN. LOT DEPTH:	110'
MINIMUM BUILDING SETBACK	
FRONT (FRONT FACING	GARAGE)

FRONT (SIDE ENTRY GARAGE/PORCH) FRONT (LIVABLE AREA) 5' & 7' DISTANCE BETWEEN BUILDINGS

AVERAGE LOT AREA IN 5,699 SQUARE FEET.



FINAL PLAT APPROVAL



ASSURANCES IN THE FORM OF A Performance Bond, FEE NO. 2025-012115 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 __ 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.

03/05/2025

PINAL COUNTY BOARD OF SUPERVISORS

PINAL COUNTY PUBLIC WORKS DEPARTMENT

PINAL COUNTY ENGINEER

	ATTEST:	
CHAIR		CLERK

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SILVER CROSS - PARCEL A", LOCATED IN A PORTION OF NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, 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.

THAT BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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. THAT BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECTS 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-VISIBILTY TRIANGLE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21' X 21' AT LOCAL TO LOCAL INTERSECTIONS AND 33' X 33' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO 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" AND "B". 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 COMMUNITY ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE COMMUNITY ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

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

DRAINAGE CHANNEL 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 DRAINAGE CHANNEL. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENT 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:

THAT BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS DAY OF February 6 , 2025 .

THAT BRIGHTLAND HOMES OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: The trepha TITLE: Division President

ACKNOWLEDGEMENT

STATE OF ARIZONA COUNTY OF PINAL

ON THIS LOT DAY OF FEBRUARY , 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BRIGHTLAND HOMES OF ARIZONA, 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.

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

Gintra Brender

MY COMMISSION EXPIRES: 09/08/2025

02/06/2025



CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2024, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LAND SURVEYOR: ROBERT A. JOHNSTON, R.L.S. 37495 EPS GROUP, INC. 1130 N. ALMA SCHOOL ROAD SUITE 120 MESA, AZ 85201

S

Silver Cros Parcel A

Revisions

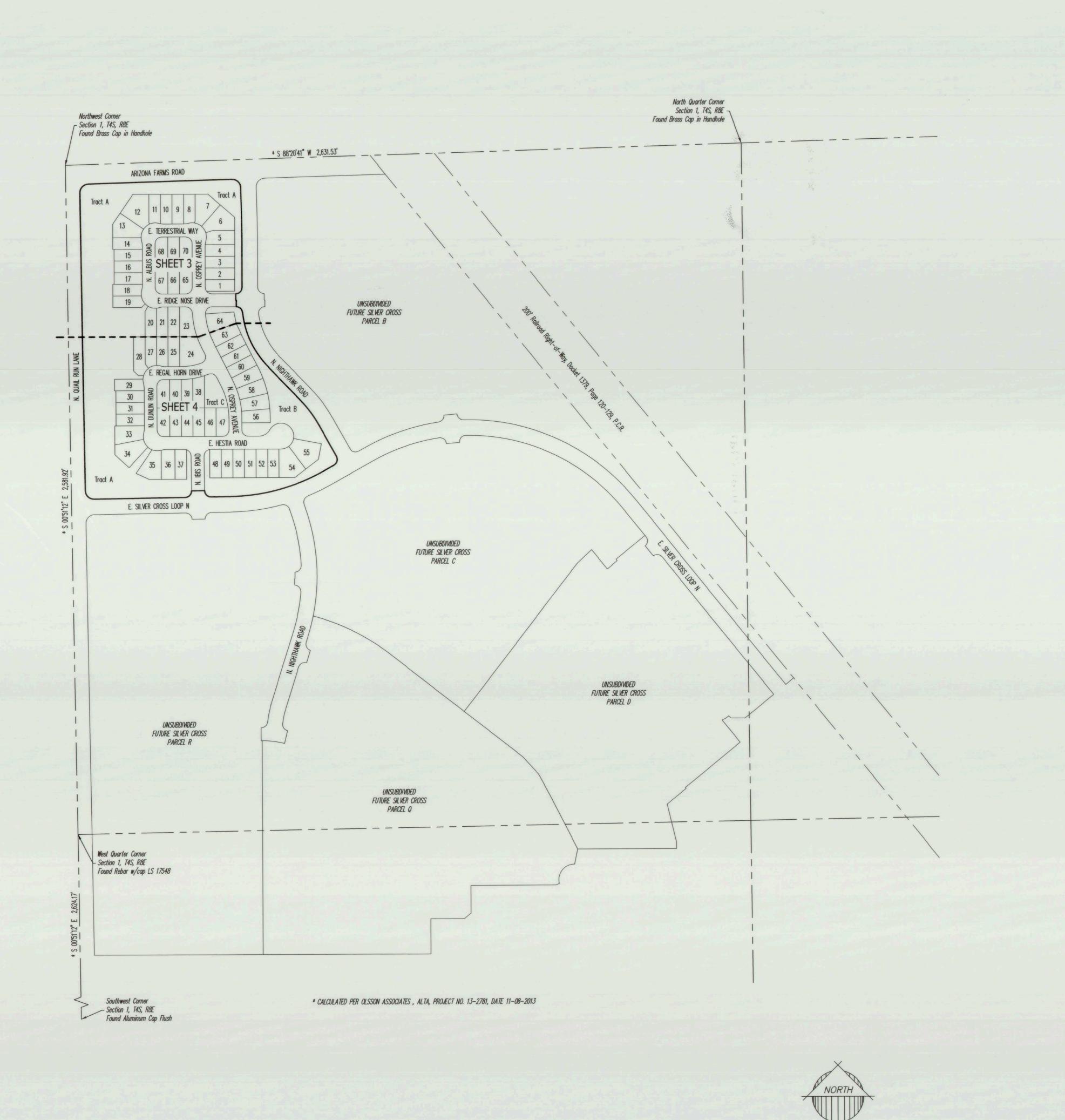
Call at least two full working before you begin excavati ARIZONA 811 al 8-1-1 or 1-800-STAKE-IT (782-In Maricopa County: (602)263-11 Drawn by:

A.G. Reviewed by: TIFICATE 37495

ROBERT A. JOHNSTON .. Job No.

18-110 FP01 Sheet No.

CASE NO. FP 21-067



LOT AREA TABLE			LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)	LOT #	AREA (SF)	AREA (AC
1	5,108	0.1173	36	6,082	0.1396
2	5,143	0.1181	37	5,173	0.1187
3	5,155	0.1183	38	5,317	0.1221
4	5,167	0.1186	39	4,997	0.1147
5	6,033	0.1385	40	4,950	0.1136
6	8,370	0.1921	41	5,366	0.1232
7	7,923	0.1819	42	5,366	0.1232
8	5,032	0.1155	43	4,950	0.1136
9	5,175	0.1188	44	4,950	0.1136
10	5,171	0.1187	45	4,950	0.1136
11	5,015	0.1151	46	4,950	0.1136
12	10,289	0.2362	47	5,324	0.1222
13	7,726	0.1774	48	5,005	0.1149
14	5,104	0.1172	49	4,950	0.1136
15	4,950	0.1136	50	4,950	0.1136
16	4,950	0.1136	51	4,950	0.1136
17	4,950	0.1136	52	4,950	0.1136
18	5,059	0.1161	53	4,950	0.1136
19	5,244	0.1204	54	8,575	0.1969
20	5,007	0.1149	55	8,908	0.2045
21	5,118	0.1175	56	5,488	0.1260
22	5,175	0.1188	57	5,822	0.1337
23	6,233	0.1431	58	5,822	0.1337
24	9,646	0.2214	59	5,631	0.1293
25	5,175	0.1188	60	4,972	0.1142
26	5,090	0.1168	61	4,973	0.1142
27	5,107	0.1172	62	4,973	0.1142
28	6,685	0.1535	63	5,798	0.1331
29	5,084	0.1167	64	6,689	0.1536
30	4,950	0.1136	65	5,366	0.1232
31	4,950	0.1136	66	4,950	0.1136
32	5,002	0.1148	67	5,366	0.1232
33	7,014	0.1610	68	5,366	0.1232
34	8,219	0.1887	69	4,950	0.1136
35	7,799	0.1790	70	5,366	0.1232

NOT TO SCALE

CASE NO. FP 21-067

Sheet No.

Reviewed by: R.J.

GERTUFICATE NO.
37495
ROBERT A.

JOHNSTON

Job No.

18-110

FP02

FPS GROUP

