Final Plat
of
Silver Cross - Parcel D

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

NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA 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. 20240111. (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", "C" AND "D" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SILVER CROSS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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 2-17-2025 IN FEE NO. 2025-004096 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING SOUTH 00 DEGREES 51 MINUTES 12 SECONDS EAST

BENCHMARK

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

LAND USE TABLE

TOTAL NUMBER OF LOTS (LOTS 195 - 254)	60
TOTAL NUMBER OF TRACTS (COMMON AREA A - D)	4
TOTAL LOTS AREA	9.9038 AC.
TOTAL TRACTS AREA	5.8207 AC.
RIGHT-OF-WAY	2.9065 AC.
GROSS AREA	18.6310 AC.

SERVICE PROVIDERS

DESCRIPTION	COMPANY
CABLE TV	CENTURYLINK
GAS	CITY OF MESA
SEWER	EPCOR SEWER
FIRE	RURAL METRO FIRE DEPARTMENT
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK
WATER	EPCOR WATER
SOLID WASTE	REPUBLIC SERVICES
POLICE	PINAL COUNTY SHERIFF
SCHOOL DISTRICT	FLORENCE SCHOOL DISTRICT
IRRIGATION	NEW MAGMA IRRIGATION DISTRICT

LEGEND

⊠	FOUND MONUMENT, AS NOTED
O	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
P.C.R.	PINAL COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
RLS	REGISTERED LAND SURVEYOR
LS	LAND SURVEYOR
R/W	RIGHT-OF-WAY
SVTE *	SIGHT VISIBILITY TRIANGLE EASEMENT (21' X 21')
SVTE **	SIGHT VISIBILITY TRIANGLE EASEMENT (33' X 33')
VNAE	VEHICULAR NON-ACCESS EASEMENT
———	SUBDIVISION BOUNDARY
— — —	SECTION LINE
——— — ———	CENTER LINE
———	PROPERTY LINE
- - - - - - - - - -	PUBLIC UTILITY EASEMENT
- - - - - - - - - -	SIGHT VISIBILITY TRIANGLE EASEMENT
— — — —	EASEMENT LINE

LOT AREA TABLE

SEE SHEET 2

TRACT USE TABLE

SEE SHEET 2

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE, COMMUNITY PARK AND NEIGHBORHOOD PARK	226,338	5.1960
Tract B	LANDSCAPE, OPEN SPACE AND PUE	4,344	0.0997
Tract C	LANDSCAPE, OPEN SPACE AND PUE	22,630	0.5195
Tract D	LANDSCAPE, OPEN SPACE AND PUE	237	0.0054

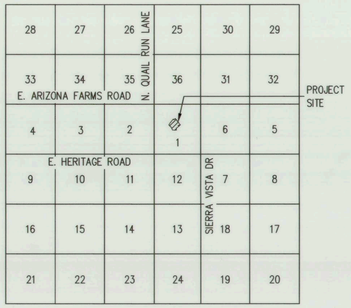
OWNER:

HPD SILVERCROSS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
1090 S. GILBERT ROAD SUITE 106-128
GILBERT, AZ 85296

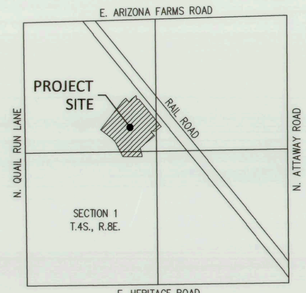
ENGINEER:

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



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

BASE ZONING & ZONING CASE NO.

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

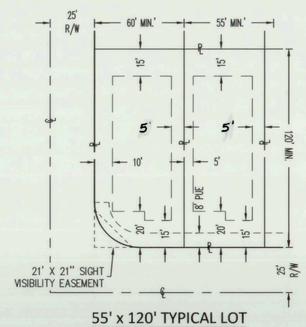
CASE # FP 21-071

MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	6,600 S.F.
MIN. LOT WIDTH:	55'
MIN. LOT DEPTH:	120'

MINIMUM BUILDING SETBACK

FRONT (FRONT FACING GARAGE)	20'
FRONT (SIDE ENTRY GARAGE/PORCH)	15'
FRONT (LIVABLE AREA)	15'
SIDE	5' & 7'
REAR	15'
DISTANCE BETWEEN BUILDINGS	12'

AVERAGE LOT AREA IN 7,190 SQUARE FEET.



55' x 120' TYPICAL LOT
N.T.S.

FINAL PLAT APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE 03/19/2025
PLANNING DIVISION

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE 03/18/2025
AQUIFER PROTECTION DIVISION

PINAL COUNTY PUBLIC WORKS DEPARTMENT — DATE 03/18/2025
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A Performance Bond, FEE NO. 2025-012129 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:

THAT HDP SILVERCROSS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SILVER CROSS - PARCEL D", LOCATED IN A PORTION 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.

HDP SILVERCROSS LLC, A DELAWARE 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. HDP SILVERCROSS LLC, A DELAWARE 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.

WATER AND SEWER 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 SEWER LINES/WATER LINES, MAINTENANCE OF THE SURFACE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

WATER AND SEWER 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 SEWER LINES/WATER LINES, MAINTEANCE OF THE SURFACE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS, AND THROUGH TRACT "A". 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.

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:

HDP SILVERCROSS LLC, A DELAWARE 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 25, 2025.

HDP SILVERCROSS LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS MANAGER

ACKNOWLEDGEMENT

STATE OF ~~ARIZONA~~ ILLINOIS
SS.
COUNTY OF ~~PINAL~~ COOK

ON THIS 25 DAY OF FEBRUARY, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHRISTOPHER FIELDS WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE MANAGER OF HDP SILVERCROSS LLC, A DELAWARE 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.

BY: _____ NOTARY PUBLIC DATE 2/25/25

OFFICIAL SEAL
SARAH M DARNTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/28/2026

MY COMMISSION EXPIRES: 12/28/26

OPTIONEE APPROVAL

THE UNDERSIGNED, BEING THE OPTIONEE UNDER THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT DATED January 14, 2025 WHICH IS EVIDENCED BY THE MEMORANDUM OF OPTION AGREEMENT RECORDED ON JANUARY 17, 2025 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY. ARIZONA. AT FEE NO. 2025-004149 HEREBY APPROVES OF AND CONSENTS OF THIS PLAT.

WILLIAM RYAN HOMES ARIZONA, INC. AN ARIZONA CORPORATION

BY: _____
NAME: CHAD PRENOVOST
ITS: VICE PRESIDENT

Notary Public State of Arizona
Maricopa County
Andrew Maynard Goodwin
My Commission Expires 3/1/2026
Commission Number 623551

Notary: Andrew Maynard Goodwin 2/28/2025
Commission Expires: 3/1/2026

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 JUNE, 2021, 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 REGISTRATION NO. 37495
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED 2-27-25
ARIZONA, U.S.A.

CASE NO. FP 21-071

1130 N. Alma School Rd. Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com
EPS GROUP

Silver Cross
Parcel D
Pinal County, Arizona

Final Plat

Project:

Revisions:

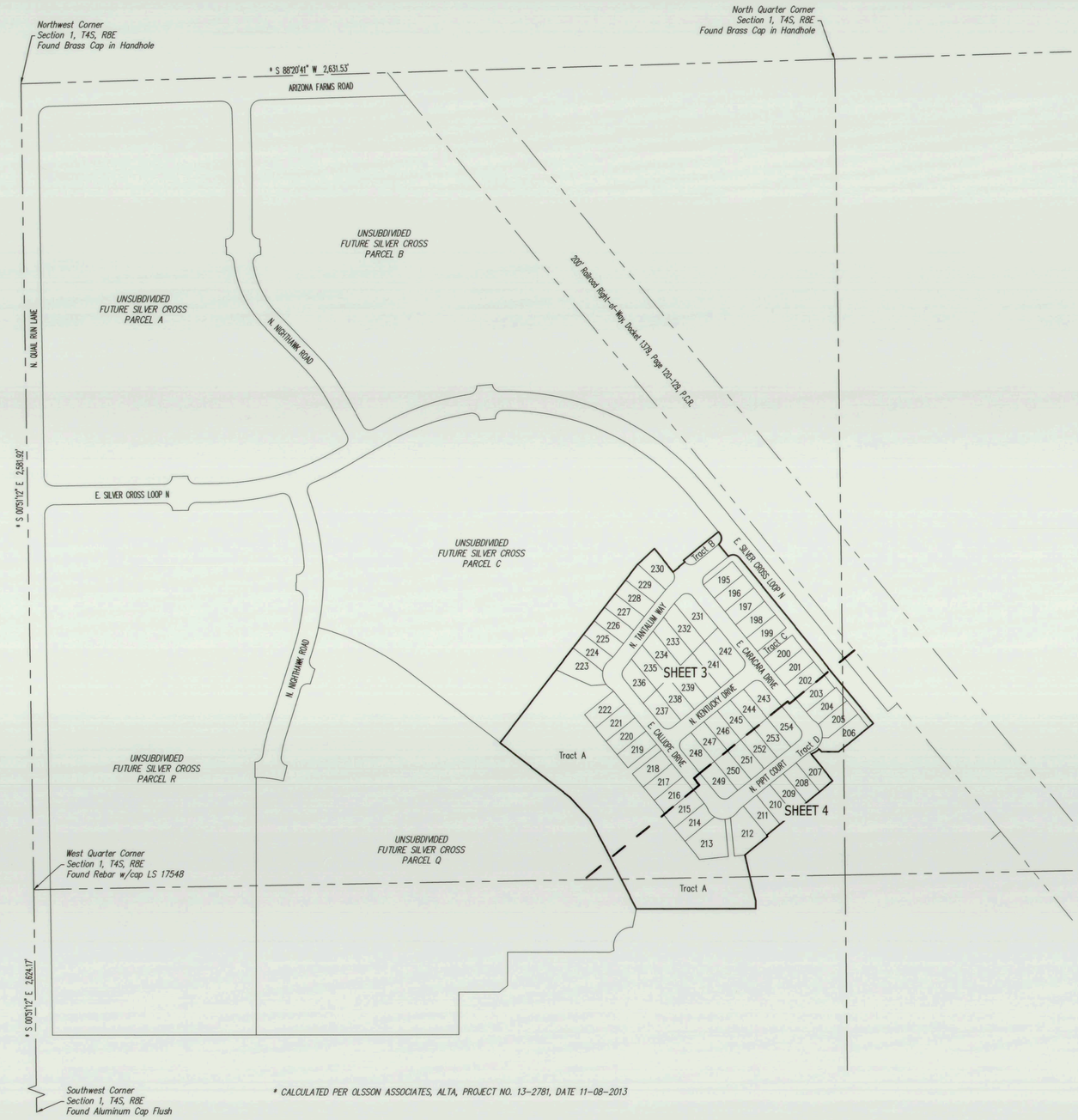
Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.J.

Job No.
18-110
FP01

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* CALCULATED PER OLSSON ASSOCIATES, ALTA, PROJECT NO. 13-2781, DATE 11-08-2013

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
195	6,627	0.1521
196	6,600	0.1515
197	6,600	0.1515
198	6,600	0.1515
199	6,600	0.1515
200	6,600	0.1515
201	6,600	0.1515
202	6,600	0.1515
203	6,600	0.1515
204	6,796	0.1560
205	6,951	0.1596
206	8,727	0.2003
207	6,717	0.1542
208	6,720	0.1543
209	6,720	0.1543
210	6,720	0.1543
211	6,745	0.1548
212	10,613	0.2436
213	12,610	0.2895
214	6,721	0.1543
215	6,875	0.1578
216	6,600	0.1515
217	6,600	0.1515
218	6,600	0.1515
219	6,600	0.1515
220	6,600	0.1515
221	6,600	0.1515
222	6,600	0.1515
223	9,912	0.2276
224	6,643	0.1525

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
225	6,600	0.1515
226	6,600	0.1515
227	6,600	0.1515
228	6,600	0.1515
229	7,020	0.1612
230	7,564	0.1736
231	9,212	0.2115
232	8,378	0.1923
233	7,994	0.1835
234	7,606	0.1746
235	7,219	0.1657
236	7,356	0.1689
237	7,249	0.1664
238	7,096	0.1629
239	7,409	0.1701
240	7,722	0.1773
241	8,035	0.1845
242	8,989	0.2064
243	7,066	0.1622
244	6,600	0.1515
245	6,600	0.1515
246	6,600	0.1515
247	6,600	0.1515
248	7,066	0.1622
249	7,066	0.1622
250	6,600	0.1515
251	6,600	0.1515
252	6,600	0.1515
253	6,600	0.1515
254	7,066	0.1622

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	39.27'	25.00'	90°00'00"	35.36'	S05°54'40"W
C2	39.27'	25.00'	90°00'00"	35.36'	S84°05'20"E
C3	26.21'	63.00'	23°50'28"	26.03'	N56°44'36"E
C4	3.84'	42.00'	5°14'08"	3.84'	S66°02'46"W
C5	41.55'	25.00'	95°13'04"	36.93'	N86°41'52"W
C6	37.50'	25.00'	85°56'38"	34.08'	N03°52'59"E
C7	39.27'	25.00'	90°00'00"	35.36'	S84°05'20"E
C8	51.20'	375.00'	7°49'20"	51.16'	S41°46'56"W
C9	66.64'	425.00'	8°59'03"	66.57'	S42°21'47"W
C10	91.04'	400.00'	13°02'24"	90.84'	S44°23'28"W
C11	15.49'	50.00'	17°45'10"	15.43'	N46°44'51"E
C12	107.96'	55.00'	112°27'56"	91.44'	S00°36'32"E
C13	15.49'	50.00'	17°45'10"	15.43'	N47°57'55"W
C14	33.58'	25.00'	76°57'36"	31.11'	S00°36'32"E
C15	39.27'	25.00'	90°00'00"	35.36'	S05°54'40"W
C16	39.27'	25.00'	90°00'00"	35.36'	S84°05'20"E
C17	39.27'	25.00'	90°00'00"	35.36'	N84°05'20"W
C18	39.27'	25.00'	90°00'00"	35.36'	N05°54'40"E
C19	120.48'	55.00'	125°30'20"	97.79'	N05°54'40"E
C20	15.49'	50.00'	17°45'10"	15.43'	S59°47'15"W
C21	39.27'	25.00'	90°00'00"	35.36'	N05°54'40"E
C22	15.49'	50.00'	17°45'10"	15.43'	S47°57'55"E
C23	120.48'	55.00'	125°30'20"	97.79'	S84°05'20"E
C24	15.49'	50.00'	17°45'10"	15.43'	N30°12'45"W
C25	39.27'	25.00'	90°00'00"	35.36'	S84°05'20"E
C26	15.49'	50.00'	17°45'10"	15.43'	S42°02'05"W
C27	22.89'	55.00'	23°50'28"	22.72'	N56°44'36"E
C28	39.27'	25.00'	90°00'00"	35.36'	S05°54'40"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°28'15"E	76.45'
L2	S39°05'20"E	97.24'
L3	N50°54'40"E	25.00'
L4	N39°05'20"W	1.13'
L5	N50°54'40"E	25.00'
L6	N39°05'20"W	6.81'
L7	S39°05'20"E	6.81'
L8	S39°05'20"E	50.00'
L9	N89°49'22"E	55.76'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S45°10'38"E	12.00'
L11	S39°05'20"E	5.00'
L12	S50°54'40"W	95.33'
L13	S00°26'47"W	24.59'
L14	S39°05'20"E	48.87'
L15	N50°54'40"E	18.17'
L16	N85°21'04"E	48.62'
L17	N90°00'00"W	22.33'

NORTH

NOT TO SCALE

CASE NO. FP 21-071

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Silver Cross
Parcel D
Pinal County, Arizona

Final Plat

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.J.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED 12-20-24
ARIZONA U.S.A.

Job No.
18-110

FP02

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Point of Commencement
Northwest Corner
Section 1, T4S, R8E
Found Brass Cap
in Handhole

(BASIS OF BEARING)
S05°11'12"E 2381.92'
2135.50'

N. QUAIL RUN LANE

446.42'

N89°08'48"E
1513.76'

West Quarter Corner
Section 1, T4S, R8E
Found Rebar
w/cap LS 17548

Point of Beginning

UNSUBDIVIDED
FUTURE SILVER CROSS
PARCEL Q

N52°18'50"W 287.38'

N42°23'44"W 91.62'

N28°43'59"W 92.63'

Tract A

UNSUBDIVIDED
FUTURE SILVER CROSS
PARCEL C

295.99'

N37°52'16"E 721.30'
89.16'

56.66'

55.00' 55.00' 55.00' 55.00' 59.48' 3.82'

L1 72.63'

L2 N47°25'46"W 121.27'

UNSUBDIVIDED
FUTURE SILVER CROSS
PARCEL C

N65°47'16"W 123.49'

1' VNAE

223 224 225 226 227 228 229 230

N52°07'44"W 121.54'
N52°07'44"W 119.98'
N52°07'44"W 120.00'
N52°07'44"W 120.00'
N52°07'44"W 120.00'
N52°07'44"W 120.00'

L=14.13' 56.68'
L=44.13'
L=1.36' 53.64'
L=44.98'
L=1.85'

C11 C12 C13

63.37'

L16

L3 L4 L5 L6 L7 L14 L15

C9 C10

18.50' L=34.86' L=31.78'

* SVTE

8' PUE

25' R/W

N. TANTALUM WAY

N37°52'16"E
289.03'

C8 L=33.04'

38.20' L=18.16'

56.46' 56.46' 56.46' 56.46' 41.72'

C14

231 232 233 234 235 236

N39°05'20"W 155.46' 148.86' 141.82' 134.78' 127.73' 100.18'

128.80'

N45°00'00"E 60.32' 55.29' 55.29' 55.29' 55.29' 60.32'

360.40'

L=13.01' 119.94'
L=2.48'

N50°54'40"E

222 221 220 219 218 217 216

N39°05'20"W 220.00'
N39°05'20"W 165.00'

52.52' 55.00' 55.00' 55.00' 55.00' 55.00' 55.00'

24' WATER AND SEWER EASEMENT

24.00'

5.00'

N50°54'40"E 125.00'

284.87'

N39°05'20"W 574.87'

E. CALLIOPE DRIVE

94.95'

237 238 239 240 241 242

N39°05'20"W 126.16' 131.86' 137.55' 143.25' 148.94'

130.15'

N39°05'20"W 650.40'

E. CARACARA DRIVE

35.00' 55.00' 55.00' 55.00' 55.00' 35.00'

C15 C16 C17

N. KENTUCKY DRIVE

N50°54'40"E
390.00'

248 247 246 245 244 243

N39°05'20"W 120.00'

95.00'

N50°54'40"E 60.00' 55.00' 55.00' 55.00' 55.00' 60.00'

MATCH LINE SEE SHEET 4 OF 4

UNSUBDIVIDED
FUTURE SILVER CROSS
PARCEL C

N50°54'40"E 145.00'

Tract B

95.00'

** SVTE

C1

25.00'

N50°54'40"E
145.00'

C2

C3

C28

L=34.24' N50°54'40"E
120.00'

L=5.03'

95.00'

195

N50°54'40"E 120.51'
120.00'

0.51'

50.00'

N39°05'20"W 55.00'

196 197 198 199 200 201 202

N50°54'40"E
120.00'

55.00'

N39°05'20"W 220.00'

Tract C

30.00'

60' R/W PER
P.C.R.
2025-012127

S39°05'20"E 685.00'

E. SILVER CROSS LOOP

UNSUBDIVIDED
FUTURE SILVER CROSS
PARCEL B

200' Railroad Right-of-Way
Docket 1379, Page 120-129, P.C.R.

CASE NO. FP 21-071

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

Silver Cross
Parcel D
Pinal County, Arizona

Final Plat

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Drawn by: A.G.
Reviewed by: R.J.

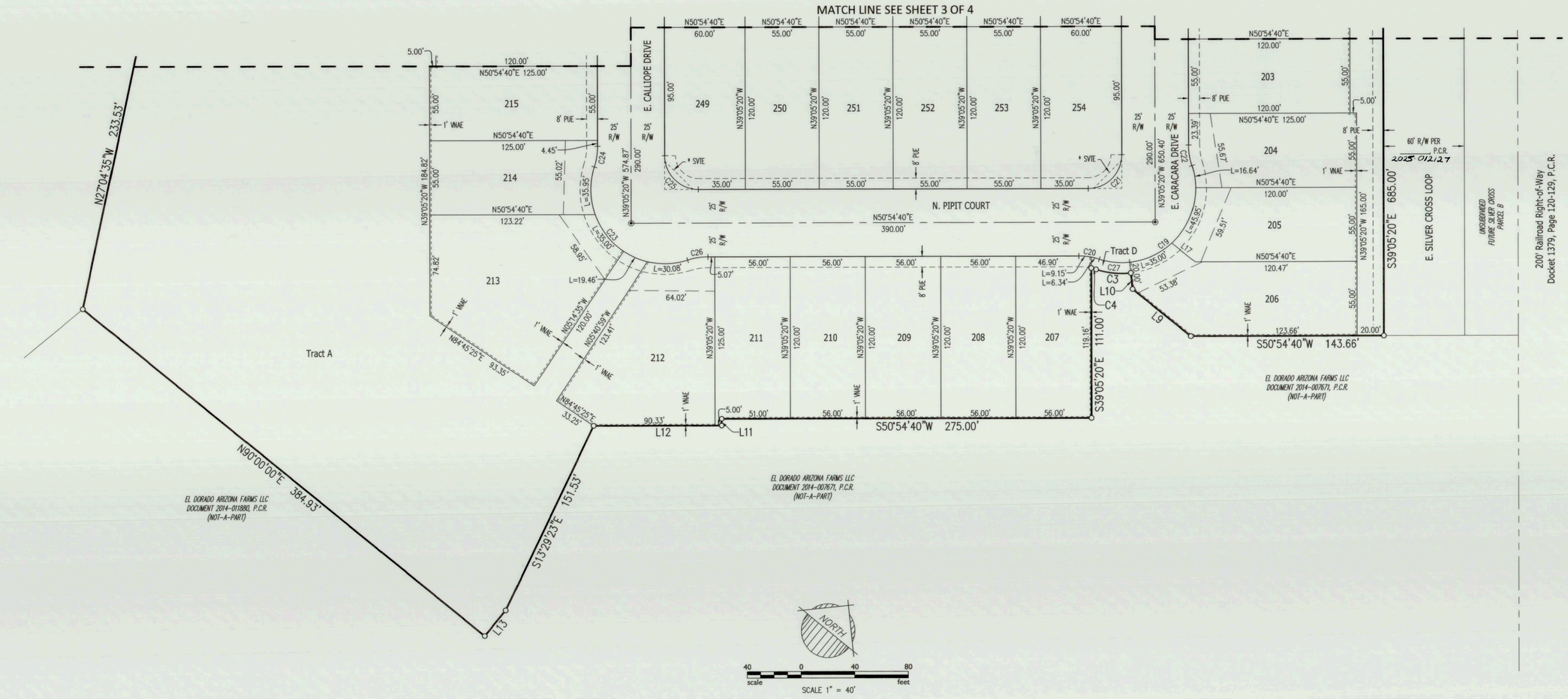
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED 12/19/25
ARIZONA U.S.A.

Job No.
18-110

FP03

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