Final Plat
of
Silver Cross - Parcel Q

A PORTION OF THE WEST HALF 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. 20240117. (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", "D", "E" AND "F" 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 SOUTHWEST 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 1087 - 1136)	50
TOTAL NUMBER OF TRACTS (COMMON AREA A - F)	6
TOTAL LOTS AREA	12.2095 AC.
TOTAL TRACTS AREA	8.8124 AC.
RIGHT-OF-WAY	3.4388 AC.
GROSS AREA	24.4607 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	ANTHEM AND 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
WSE	WATER & SEWER EASEMENT
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

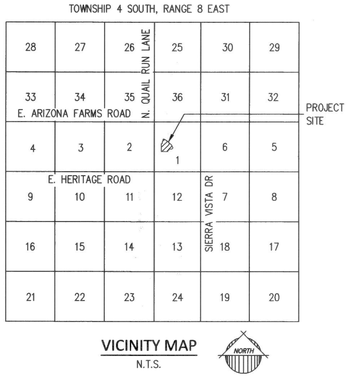
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE, COMMUNITY PARK AND NEIGHBORHOOD PARK	341,990	7.8510
Tract B	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE AND WATER & SEWR EASEMENT	8,234	0.1890
Tract C	LANDSCAPE, OPEN SPACE AND PUE	4,008	0.0920
Tract D	LANDSCAPE, OPEN SPACE AND PUE	4,980	0.1143
Tract E	LANDSCAPE, OPEN SPACE AND PUE	18,563	0.4262
Tract F	LANDSCAPE, OPEN SPACE AND PUE	6,092	0.1398

OWNER:

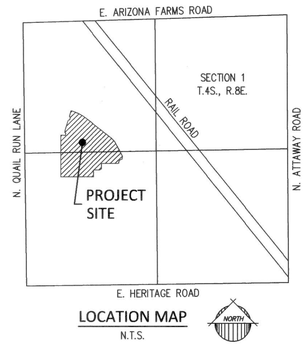
HPD SILVERCROSS LLC,
A DELAWARE LIMITED LIABILITY COMPANY
1090 S. GILBERT ROAD SUITE 106-128
GILBERT, AZ 85296

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



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

BASE ZONING & ZONING CASE NO.

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

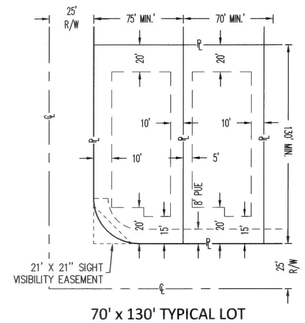
CASE # FP 21-071

MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	9,100 S.F.
MIN. LOT WIDTH:	70'
MIN. LOT DEPTH:	130'

MINIMUM BUILDING SETBACK

FRONT (FRONT FACING GARAGE)	20'
FRONT (SIDE ENTRY GARAGE/PORCH)	15'
FRONT (LIVABLE AREA)	15'
SIDE	5' & 10'
REAR	20'
DISTANCE BETWEEN BUILDINGS	15'

AVERAGE LOT AREA IN 10,637 SQUARE FEET.



70' x 130' 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. 2025-012130 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: _____ ATTEST: _____
CHAIR — 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 Q", LOCATED IN A PORTION OF THE WEST HALF 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-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 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.

WATER AND SEWER 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 WATER AND SEWER LINES. 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:

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

BY: _____

TITLE: 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 Fielek 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: _____ DATE 2/25/25
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/28/26

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

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. 2025-004141, HEREBY APPROVES OF AND CONSENTS OF THIS PLAT.

WILLIAM RYAN HOMES ARIZONA, INC. AN ARIZONA CORPORATION

BY: _____

NAME: CHAD PROVOOST

ITS: VICE PRESIDENT

Notary Public State of Arizona
Maricopa County
Andrew Maynard Goodwin
My Commission Expires 3/14/2026
Commission Number 623551

Notary: Andrew Maynard Goodwin 2/27/2025
Commission Expires: 3/14/2026

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
ARIZONA, U.S.A.

CASE NO. FP 21-078

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 Q
Pinal County, Arizona

Final Plat

Project:

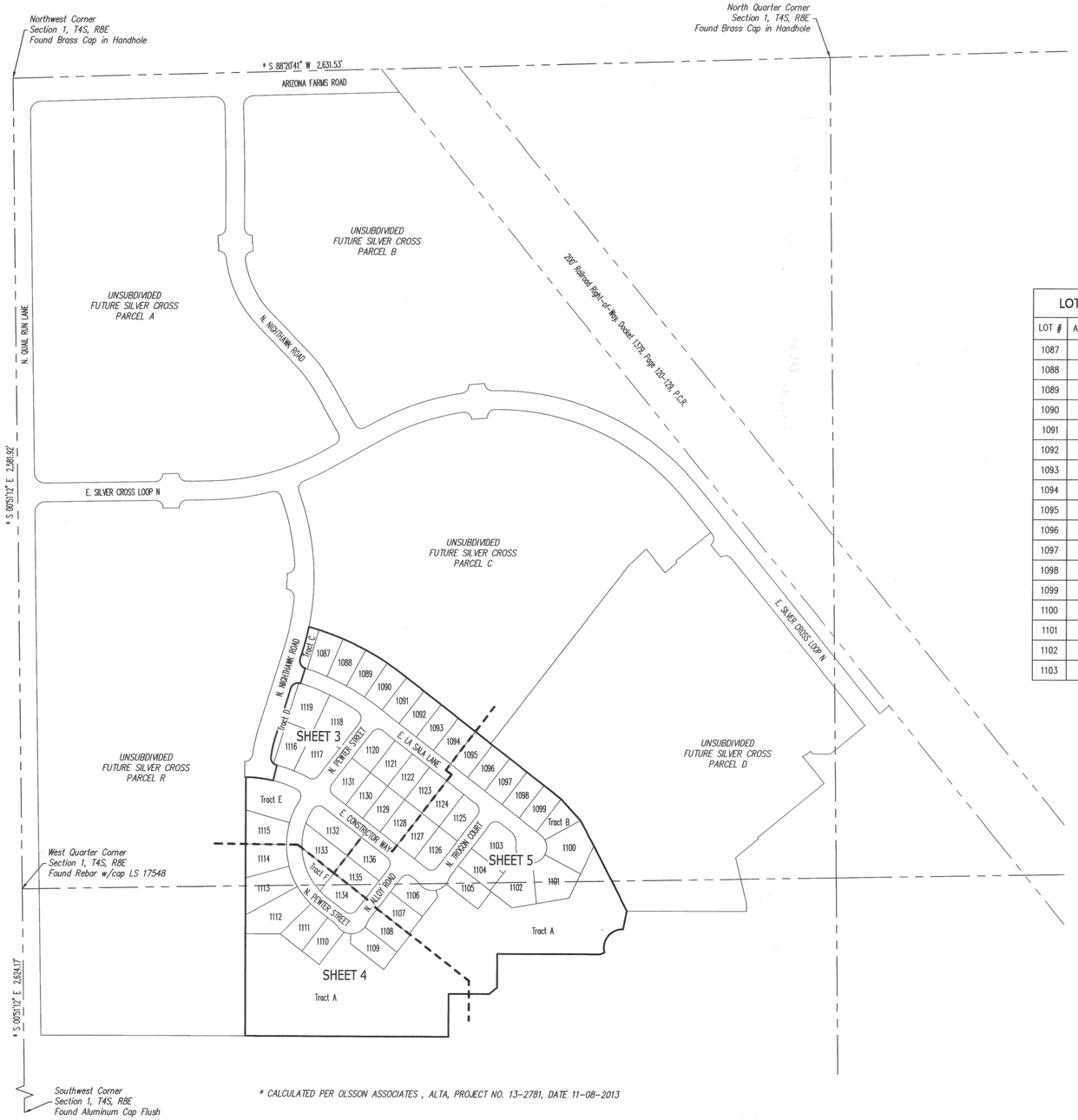
Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811
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
Sheet No.
1
of 5

dhunt Feb 20, 2025 2:46pm S:\Projects\2018\18-110\Legal Survey\Dwgs\Final Plat\Final Plat\18-110 - ph1 - q - Plat\18-110 - ph1 - q - Plat.dwg



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

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1087	9,884	0.2269
1088	9,768	0.2242
1089	9,768	0.2242
1090	9,606	0.2205
1091	9,152	0.2101
1092	9,152	0.2101
1093	9,152	0.2101
1094	9,152	0.2101
1095	9,152	0.2101
1096	9,152	0.2101
1097	9,152	0.2101
1098	9,152	0.2101
1099	9,152	0.2101
1100	16,044	0.3683
1101	16,046	0.3684
1102	15,747	0.3615
1103	14,381	0.3301

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1104	9,100	0.2089
1105	9,357	0.2148
1106	10,341	0.2374
1107	9,100	0.2089
1108	9,369	0.2151
1109	9,762	0.2241
1110	9,320	0.2140
1111	10,707	0.2458
1112	18,335	0.4209
1113	14,846	0.3408
1114	12,009	0.2757
1115	12,111	0.2780
1116	10,972	0.2519
1117	11,650	0.2674
1118	15,112	0.3469
1119	12,837	0.2947
1120	9,616	0.2208

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1121	9,100	0.2089
1122	9,100	0.2089
1123	9,100	0.2089
1124	9,100	0.2089
1125	9,616	0.2208
1126	9,616	0.2208
1127	9,100	0.2089
1128	9,100	0.2089
1129	9,100	0.2089
1130	9,100	0.2089
1131	9,616	0.2208
1132	13,068	0.3000
1133	10,665	0.2448
1134	9,592	0.2202
1135	9,100	0.2089
1136	9,616	0.2208

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	0.27'
L2	N13°31'52"E	50.00'
L3	N06°30'38"E	3.77'
L4	N17°28'32"E	50.00'
L5	N17°28'32"E	24.92'
L6	S11°34'20"W	59.66'
L7	S66°37'01"W	14.54'
L8	S50°42'23"W	33.15'
L9	N90°00'00"W	131.43'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N02°08'54"E	31.02'
L11	S37°41'10"W	25.00'
L12	N72°31'28"W	7.08'
L13	N37°41'10"E	34.34'
L14	N52°18'50"W	11.74'
L15	N11°48'52"W	22.78'
L16	N50°54'40"E	126.20'
L17	N50°54'40"E	126.76'
L18	N00°00'00"E	31.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	88.56'	375.00'	13°31'52"	88.35'	S83°14'04"E
C2	36.21'	25.00'	82°58'47"	33.12'	N34°58'45"W
C3	51.67'	270.00'	10°57'53"	51.59'	S11°59'35"W
C4	39.27'	25.00'	90°00'00"	35.36'	N62°28'32"E
C5	39.27'	25.00'	90°00'00"	35.36'	N27°31'28"W
C6	80.20'	780.00'	5°53'29"	80.17'	N14°31'47"E
C7	338.06'	855.75'	22°38'05"	335.87'	S63°37'53"E
C8	110.81'	60.00'	105°49'12"	95.72'	S39°04'05"W
C9	255.74'	725.00'	20°12'38"	254.41'	N62°25'09"W
C10	198.34'	675.00'	16°50'08"	197.63'	N64°06'24"W
C11	246.92'	700.00'	20°12'38"	245.64'	N62°25'09"W
C12	40.74'	25.00'	93°22'30"	36.38'	N09°00'05"W
C13	39.27'	25.00'	90°00'00"	35.36'	S82°41'10"W
C14	39.27'	25.00'	90°00'00"	35.36'	N07°18'50"W
C15	39.27'	25.00'	90°00'00"	35.36'	S82°41'10"W
C16	52.36'	50.00'	60°00'00"	50.00'	N22°18'50"W
C17	209.44'	50.00'	240°00'00"	86.60'	N67°41'10"E
C18	15.49'	50.00'	17°45'10"	15.43'	S28°48'34"W
C19	39.27'	25.00'	90°00'00"	35.36'	N82°41'10"E
C20	15.49'	50.00'	17°45'10"	15.43'	N43°26'15"W
C21	39.27'	25.00'	90°00'00"	35.36'	S82°41'10"W
C22	120.48'	55.00'	125°30'20"	97.79'	N82°41'10"E
C23	41.30'	25.00'	94°39'03"	36.76'	S80°21'38"W
C24	39.27'	25.00'	90°00'00"	35.36'	S07°18'50"E
C25	35.20'	25.00'	80°40'27"	32.36'	N78°01'23"E
C26	42.48'	25.00'	97°21'01"	37.55'	N15°30'56"W
C27	80.36'	375.00'	12°16'42"	80.21'	N70°19'47"W
C28	22.93'	400.00'	3°17'06"	22.93'	N53°57'24"W
C29	145.70'	400.00'	20°52'12"	144.90'	N66°02'02"W
C30	387.87'	260.00'	85°28'24"	352.89'	S09°34'38"E
C31	369.14'	235.00'	90°00'00"	332.34'	S07°18'50"E
C32	312.82'	210.00'	85°20'57"	284.69'	S09°38'22"E
C33	15.49'	50.00'	17°45'10"	15.43'	S28°48'34"W
C34	39.27'	25.00'	90°00'00"	35.36'	N82°41'10"E
C35	15.49'	50.00'	17°45'10"	15.43'	N43°26'15"W
C36	120.48'	55.00'	125°30'20"	97.79'	N82°41'10"E
C37	39.27'	25.00'	90°00'00"	35.36'	N07°18'50"W

NORTH

NOT TO SCALE

CASE NO. FP 21-078

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 Q
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.

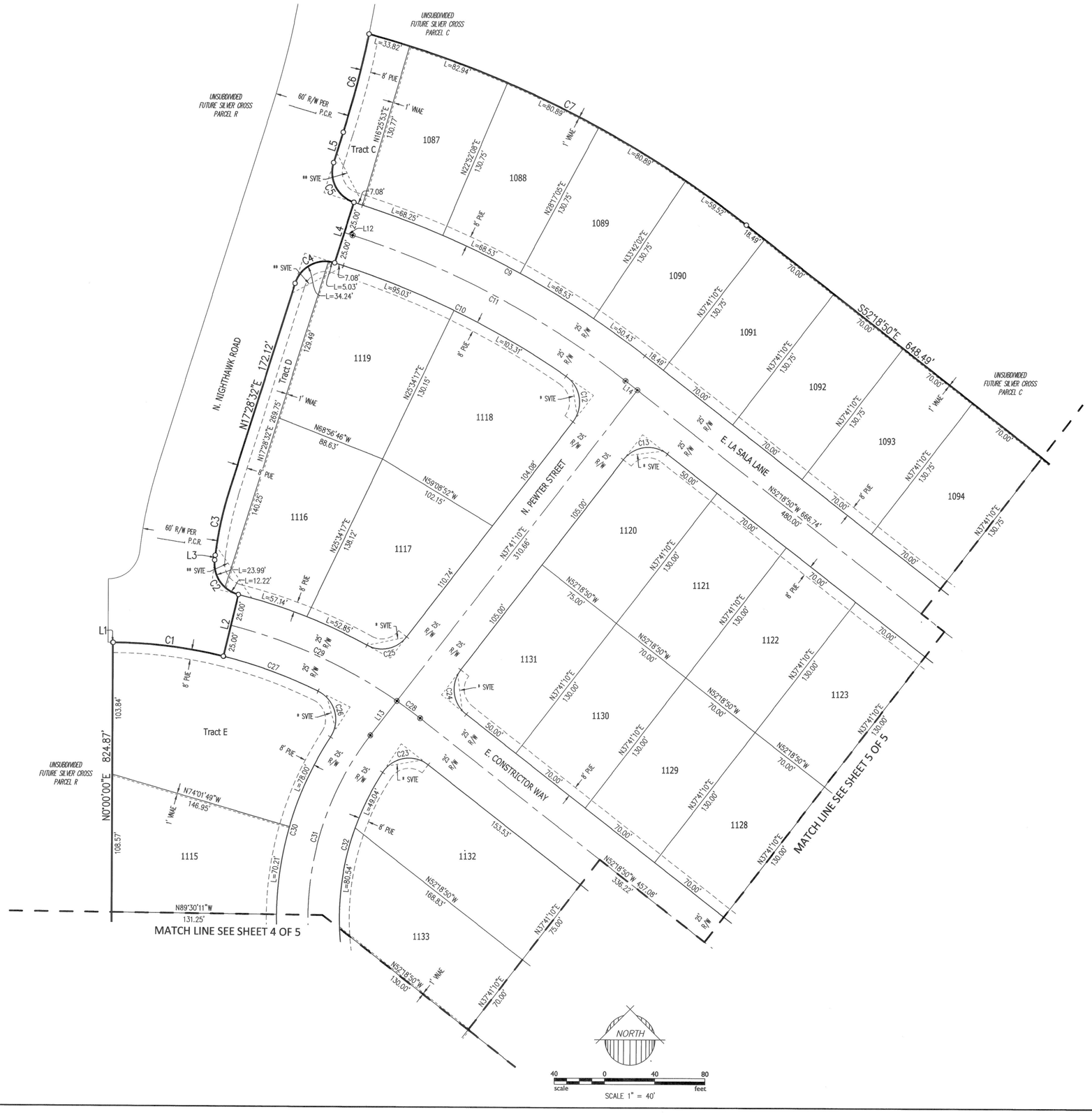
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED 2-24-2025
ARIZONA U.S.A.

Job No.
18-110

FP02

Sheet No.
2
of 5

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CASE NO. FP 21-078

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 Q

Pinal County, Arizona

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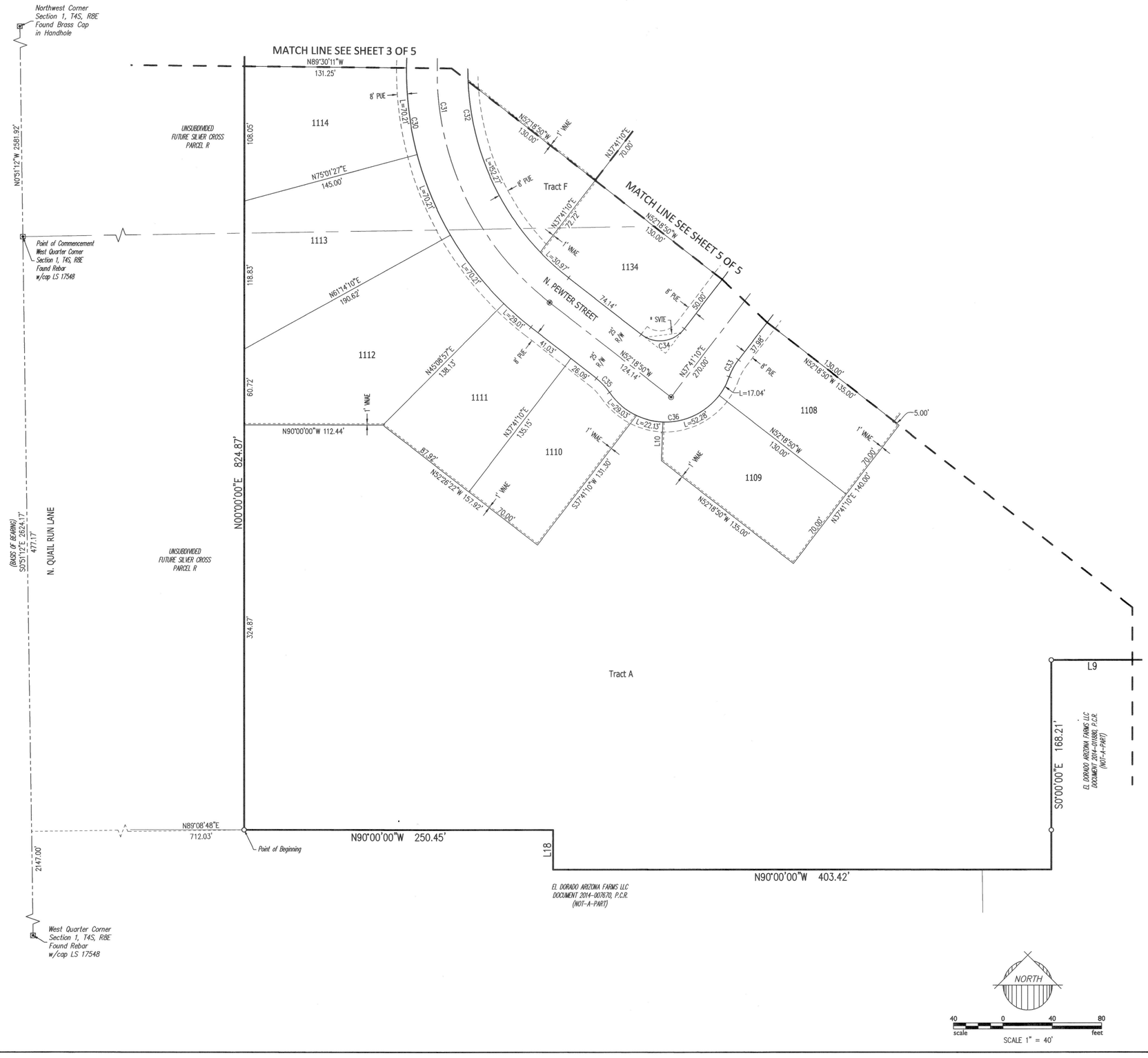
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED
12-20-21
ARIZONA U.S.A.

Job No.
18-110

FP03

Sheet No.
3
of 5

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www.epsgroupinc.com

Silver Cross
Parcel Q
Pinal County, Arizona

Final Plat

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In Maricopa County: (602)263-1100

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

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CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED
ARIZONA U.S.A.

Job No.
18-110

FP04

Sheet No.
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agrass

UNSUBDIVIDED FUTURE SILVER CROSS PARCEL C

UNSUBDIVIDED FUTURE SILVER CROSS PARCEL D

S52°18'50"E 648.49'

N52°18'50"W 666.74'

S42°23'44"E 91.62'

S27°04'35"E 233.53'

S26°43'59"E 92.63'

N90°00'00"W 331.31'

S0°00'00"E 107.00'

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 4 OF 5

E. LA SALA LANE

N. TROGON COURT

E. CONSTRICTOR WAY

N. ALLOY ROAD

1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1124 1125 1126 1127 1135 1136

Tract A

Tract B

UNSUBDIVIDED FUTURE SILVER CROSS PARCEL D

EL DORADO ARIZONA FARMS LLC DOCUMENT 2014-011880, P.C.R. (NOT-A-PART)

EL DORADO ARIZONA FARMS LLC DOCUMENT 2014-011880, P.C.R. (NOT-A-PART)

NORTH

scale 40 0 40 80 feet

SCALE 1" = 40'

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FP05

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