FINAL PLAT FOR
AMARILLO CREEK UNIT 2A - PARCEL 2.6

A REPLAT OF PARCEL 2.6 OF "FINAL BLOCK PLAT FOR AMARILLO CREEK UNIT 2A", AS RECORDED IN FEE NO. 2024-098235 RECORDS OF PINAL COUNTY, ARIZONA, BEING A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

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. 20250412. (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 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 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. TRACTS A THROUGH E ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE AMARILLO CREEK COMMUNITY MASTER 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 4/26/2023 IN FEE NO. 2023-029990 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

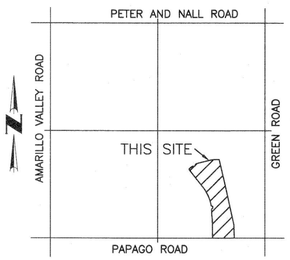
15. LOT #1 IS RESTRICTED BY NON-TYPICAL BUILDING SETBACK (**).

16. LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) SHALL POSITION THE DRIVEWAY AND GARAGE OF THE HOME IN LINE WITH ONCOMING TRAFFIC TO AVOID HEADLIGHT INTRUSION INTO THE LIVING AREAS. THIS APPLIES TO LOTS 4, 10 AND 39 (*).

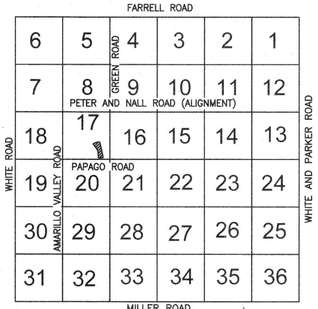
LEGEND

- 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)
- 1/2" REBAR LS35851
- SECTION LINE
- MID-SECTION LINE
- BOUNDARY LINE
- LOT LINE
- CENTERLINE
- EASEMENT
- FLOOD ZONE BOUNDARY
- SETBACK LINE
- (1) SHEET NUMBER
- (1) SITE VISIBILITY TRIANGLE EASEMENT (21' X 21')
- (2) SITE VISIBILITY TRIANGLE EASEMENT (33' X 33') PER BLOCK PLAT FOR AMARILLO CREEK UNIT 2A FEE NUMBER 2024-098235 P.C.R.
- (3) 8' P.U.E. PER BLOCK PLAT FOR AMARILLO CREEK UNIT 2A FEE NUMBER 2024-098235 P.C.R.
- (4) SITE VISIBILITY TRIANGLE EASEMENT (33' X 33') PER BLOCK PLAT FOR AMARILLO CREEK UNIT 1 CABINET G, SLD 037, P.C.R.
- (5) 8' P.U.E. PER BLOCK PLAT FOR AMARILLO CREEK UNIT 1 CABINET G, SLD 037, P.C.R.

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
*	LOTS SUBJECT TO HEADLIGHT INTRUSION
**	LOT RESTRICTED BY NON-TYPICAL BUILDING SETBACK.



VICINITY MAP
(NOT-TO-SCALE)



VICINITY MAP
N.T.S.

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.

LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY :

_____ 4-8-2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE
PLANNING DIVISION

_____ 4/8/25
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT — DATE
AQUIFER PROTECTION DIVISION

_____ 04/10/25
PINAL COUNTY PUBLIC WORKS DEPARTMENT — DATE
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A SUBDIVISION IMPROVEMENT PERFORMANCE BOND, FEE NO. 2025-008623 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 _____, 2025. 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

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 285-4891
FAX: (602) 264-0928
CONTACT: PARKER FROEHLICH
EMAIL: PARKER@CVLCI.COM

OWNER

BROOKFIELD HOLDINGS (AMARILLO II), LLC
14648 N. KIERLAND BLVD, SUITE 290,
SCOTTSDALE, AZ 85254
CONTACT: MATTHEW CALDWELL
PHONE: (602) 903-7512

DEVELOPER

STARLIGHT HOMES ARIZONA, LLC
15333 N. PIMA ROAD, STE 205
SCOTTSDALE, AZ 85260
CONTACT: MARI FLYNN
PHONE: (480) 515-9955
EMAIL: MARI.FLYNN@ASHTONWOODS.COM

LAND USE TABLE	
LAND USE AREAS	ACRES
GROSS ACREAGE	18.368
AREA OF STREETS	2.918
AREA OF TRACTS	5.750
NET ACREAGE	15.450
OPEN SPACE PERCENTAGE	37%
OVERALL DENSITY	3.75 DU/GROSS AC
AVERAGE AREA PER LOT	6,115 S.F.
TOTAL NUMBER LOTS	69 LOTS

OPTIONEE CONSENT

KNOW ALL MEN BY THESE PRESENTS; THAT STARLIGHT HOMES ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "AMARILLO CREEK UNIT 2A - PARCEL 2.6" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, STARLIGHT HOMES ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY

AUTHORIZED OFFICER THIS 1ST DAY OF April, 2025.

STARLIGHT HOMES ARIZONA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: VP Land

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS 1ST DAY OF April, 2025, BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED Jeremy James Cell WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR STARLIGHT HOMES ARIZONA, LLC, A

DELAWARE LIMITED LIABILITY COMPANY, ITS VP Land, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITIES, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

MARY A FLYNN
Notary Public - Arizona
Maricopa County
Commission # 652329
My Comm. Expires Aug 28, 2027

_____ 8/28/27
NOTARY PUBLIC — MY COMMISSION EXPIRES

BASE ZONING: CR-3/PAD CASE NO.: PZ-054-21-PZ-PD-054-21
SINGLE FAMILY/LOW DENSITY LOTS

BASE ZONING AND ZONING CASE#		
	CR-3 ZONE REQUIREMENTS	R-7 P.A.D. APPROVED
MAX BUILDING HEIGHT	30 FEET	30 FEET
MIN LOT AREA	7,700 S.F.	4,400 S.F.
MIN LOT WIDTH	60 FEET	45 FEET
MIN FRONT YARD	20 FEET	18', 10' TO SIDE ENTRY GARAGE/LIVING SPACE
MIN SIDE YARD	8' AND 8'	5'/5' OR 10'/10'
MIN REAR YARD	25' TO THE REAR LOT LINE	15 FEET
MIN DISTANCE BETWEEN BUILDINGS	16 FEET	10 FEET
BUILDABLE AREA	NOT TO EXCEED 40%	NOT TO EXCEED 60%

*10' TO SIDE GARAGE OR LIVABLE SPACE
NOTE: SEE RESIDENTIAL DESIGN REQUIREMENT MAP WHEN APPLYING FOR A BUILDING PERMIT.

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

BROOKFIELD HOLDINGS (AMARILLO II), LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF AMARILLO CREEK UNIT 2A - PARCEL 2.6, A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 EAST, OF THE 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.

BROOKFIELD HOLDINGS (AMARILLO II), 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. BROOKFIELD HOLDINGS (AMARILLO II), LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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, 21' x 21' AT LOCAL TO LOCAL INTERSECTIONS AND 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 TRACT B AND C 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.

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 MARKER USED.

IN WITNESS WHEREOF:

BROOKFIELD HOLDINGS (AMARILLO II), LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAVE HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

THIS 28 DAY OF March 2025.

BROOKFIELD HOLDINGS (AMARILLO II), LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Matthew Caldwell

ITS: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
*COUNTY OF MARICOPA)

HEATHER ANNE HAWKINS
Notary Public, State of Arizona
Maricopa County
Commission # 649573
My Commission Expires
April 16, 2027

ON THIS 28 DAY OF March, 2025, BEFORE ME, THE

UNDERSIGNED, PERSONALLY APPEARED Matthew Caldwell WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR BROOKFIELD HOLDINGS (AMARILLO II),

LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS Authorized Signatory, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITIES, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

_____ 4/16/2027
NOTARY PUBLIC — MY COMMISSION EXPIRES

GROSS AREA = 18.368 ACRES

SEE SHEET 2 FOR CURVE TABLE, PARCEL AREA TABLE. SEE SHEET 3 FOR LEGAL DESCRIPTION

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
3-11-25
Expiration Date
ARIZONA U.S.A.

SHEET 1 OF 5

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

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved to
reproduction in any format

COUNTY CASE #: FP24-002

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

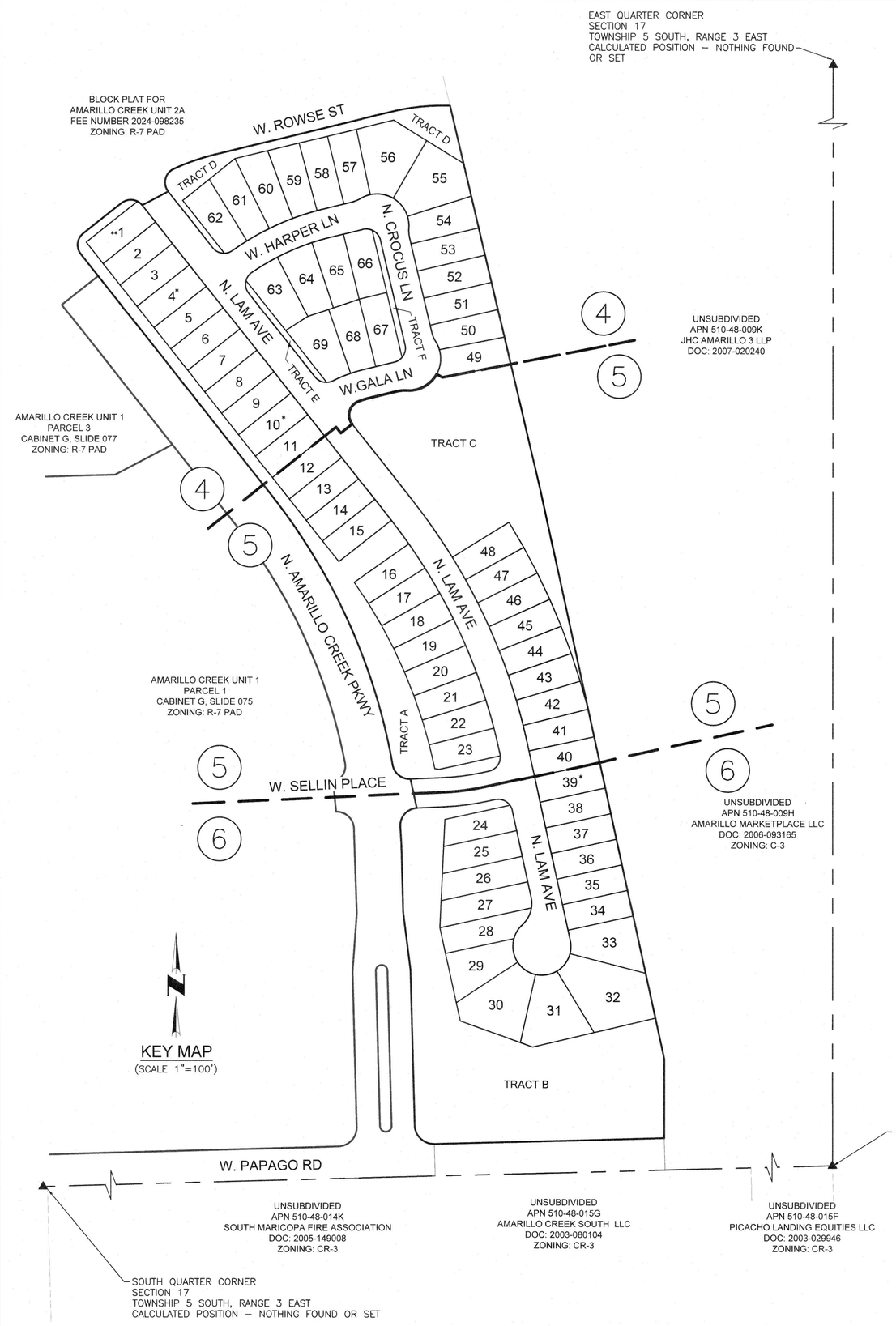
NO. | REVISION | DATE

COE & VAN LOO CONSULTANTS, INC.

UNIT 2A - PARCEL 2.6
FINAL PLAT

AMARILLO CREEK
PINAL COUNTY, ARIZONA

Printed By: WesleyD Print Date: March 26, 2025 Filename: N:\01\0103122\Cad\dPlan\Parcel 2.6\DS P2.6 FPLAT 01.dwg

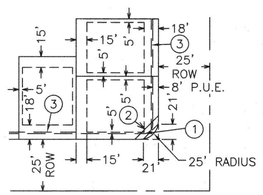


LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,398
2	5,405
3	5,405
4	5,405
5	5,405
6	5,405
7	5,405
8	5,405
9	5,405
10	5,405
11	5,405
12	5,405
13	5,405
14	5,175
15	5,256
16	5,438
17	5,439
18	5,439
19	5,439
20	5,439
21	5,440
22	5,439
23	5,369
24	5,517
25	6,067
26	6,610
27	7,133
28	6,431
29	7,493
30	10,972
31	9,931
32	14,499
33	8,318
34	5,175
35	5,175

LOT AREA TABLE	
36	5,175
37	5,175
38	5,175
39	5,175
40	5,175
41	5,388
42	5,470
43	5,456
44	5,456
45	5,456
46	5,456
47	5,456
48	5,456
49	5,721
50	5,522
51	5,760
52	5,760
53	5,760
54	6,078
55	10,150
56	10,198
57	5,857
58	5,874
59	6,071
60	6,493
61	6,436
62	6,195
63	6,525
64	6,518
65	6,022
66	5,633
67	5,774
68	5,901
69	7,389
TOTAL	422,563

LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°23'21"E	52.84'
L2	N77°38'03"E	25.00'
L3	S81°16'51"E	7.36'

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	S02°53'35"E
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	39.49'	25.00'	090°29'46"	25.22	35.51	S06°19'37"W
C7	28.98'	25.00'	066°25'19"	16.37	27.39	S84°47'02"W
C8	45.08'	25.00'	103°18'39"	31.60	39.21	S13°13'42"W
C9	73.74'	370.00'	011°25'06"	36.99	73.61	S70°35'34"W
C10	88.42'	370.00'	013°41'33"	44.42	88.21	S83°08'53"W
C11	210.60'	430.00'	028°03'43"	107.46	208.50	S62°16'15"W
C12	88.41'	200.00'	025°19'37"	44.94	87.69	S63°38'19"W
C13	454.85'	1000.00'	026°03'40"	231.43	450.94	N25°23'47"W
C14	68.10'	400.00'	009°45'19"	34.13	68.02	N82°30'42"E
C15	23.18'	25.00'	053°07'48"	12.50	22.36	S64°59'32"E
C16	44.03'	455.00'	005°32'41"	22.03	44.02	S66°39'36"W
C17	16.65'	55.00'	017°20'29"	8.39	16.58	N67°37'52"E
C18	40.48'	55.00'	042°10'06"	21.21	39.57	N38°41'06"W
C19	16.65'	55.00'	017°20'29"	8.39	16.58	S04°38'23"E
C20	18.09'	55.00'	018°50'26"	9.13	18.00	S22°43'51"E
C21	62.10'	55.00'	064°41'42"	34.83	58.86	N61°17'45"E
C22	16.65'	55.00'	017°20'29"	8.39	16.58	S84°58'22"W
C23	18.63'	175.00'	006°06'04"	9.33	18.63	S73°15'05"W
C24	47.40'	25.00'	108°37'40"	34.81	40.61	S15°53'13"W
C25	45.00'	1025.00'	002°30'56"	22.50	45.00	N25°28'28"W
C26	38.34'	50.00'	043°56'02"	20.17	37.41	N80°36'48"E
C27	33.70'	50.00'	038°37'14"	17.52	33.07	N28°19'26"E
C28	28.98'	25.00'	066°25'19"	16.37	27.39	N69°09'18"W
C29	72.36'	425.00'	009°45'19"	36.27	72.27	N82°30'42"E
C30	63.85'	375.00'	009°45'19"	32.00	63.77	N82°30'42"E
C31	35.61'	25.00'	081°36'09"	21.58	32.67	N36°49'58"E
C32	50.15'	975.00'	002°56'50"	25.08	50.15	N24°55'06"W
C33	23.18'	25.00'	053°07'48"	12.50	22.36	S11°51'43"E
C34	65.00'	405.00'	009°11'44"	32.57	64.93	S67°09'28"W
C35	23.18'	25.00'	053°07'48"	12.50	22.36	N39°52'32"W
C36	23.18'	25.00'	053°07'48"	12.50	22.36	N13°15'16"E
C37	33.00'	225.00'	008°24'12"	16.53	32.97	S66°49'26"W
C38	23.18'	25.00'	053°07'48"	12.50	22.36	S64°59'32"E



SETBACKS

FRONT	18' / 10'*
REAR	15'
SIDE	5' & 5' OR 10' & 0'

*18' FROM FACE OF GARAGE TO PROPERTY LINE AND 10' TO SIDE ENTRY GARAGE / LIVING SPACE.

(1) INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT – 21' x 21' (LOCAL TO LOCAL)

(2) 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.

(3) 18' FROM FACE OF GARAGE TO PROPERTY LINE, 10' TO SIDE ENTRY GARAGE / LIVING SPACE.

NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT.

TYPICAL LOT DETAIL AND BUILDING SETBACKS

(NOT-TO-SCALE)

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	1.050	LANDSCAPE, P.U.E., S.V.T.E., OPEN SPACE
TRACT B	2.505	ELECTRICAL EASEMENT, LANDSCAPE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE
TRACT C	1.723	LANDSCAPE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE
TRACT D	0.376	LANDSCAPE, P.U.E., S.V.T.E., OPEN SPACE
TRACT E	0.049	LANDSCAPE, P.U.E., S.V.T.E., OPEN SPACE
TRACT F	0.049	LANDSCAPE, P.U.E., S.V.T.E., OPEN SPACE

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

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE
REVISION
NO.

COE & VAN LOO CONSULTANTS, INC.

UNIT 2A - PARCEL 2.6
FINAL PLAT

AMARILLO CREEK
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 11/7/2025

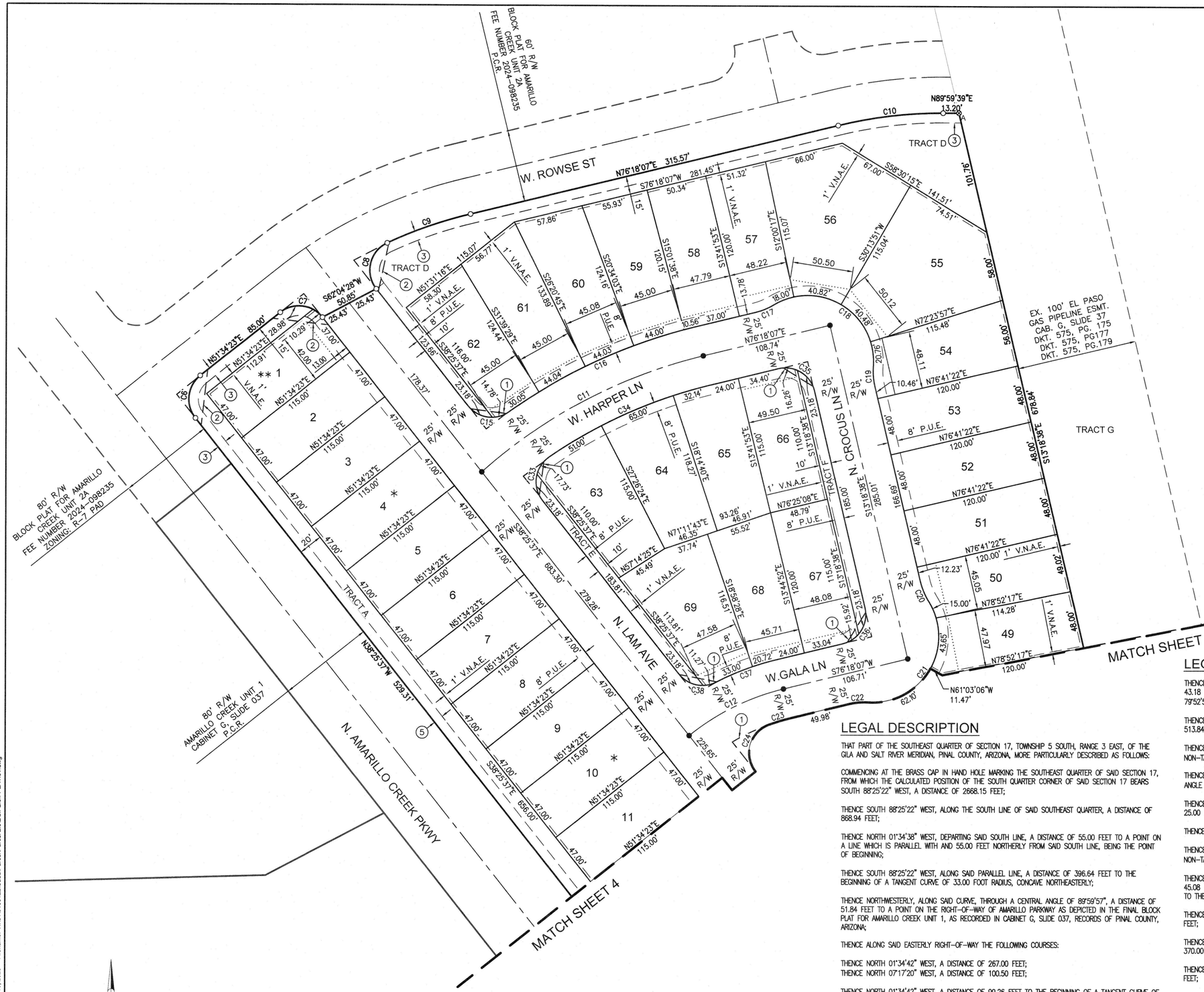
SHEET 2 OF 5

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

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved to reproduction in any format

COUNTY CASE #: FP24-002

Printed By: **WesleyD** Print Date: **March 13, 2025** Filename: N:\01\0103122\Cadd\Parcel\Parcel 2.6\IOS P2.6 FPLAT 01.dwg



LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER 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, ALONG SAID PARALLEL LINE, 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 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;

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;

LEGAL DESCRIPTION (CONT.)

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 529.31 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 51°04'45" EAST;

THENCE NORTH, DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°29'46", A DISTANCE OF 39.49 FEET;

THENCE NORTH 51°34'23" EAST, A DISTANCE OF 85.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHERLY;

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

THENCE NORTH 62°04'28" EAST, A DISTANCE OF 50.85 FEET TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 51°34'23" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°18'39", A DISTANCE OF 45.08 FEET
TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 370.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°25'06", A DISTANCE OF 73.74 FEET;

THENCE NORTH 76°18'07" EAST, A DISTANCE OF 315.57 FEET TO THE BEGINNING OF A TANGENT CURVE OF 370.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'33", A DISTANCE OF 88.42 FEET;

THENCE NORTH 89°59'39" EAST, A DISTANCE OF 13.20 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN EL PAS 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 675.84 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 800,131 SQUARE FEET OR 18.368 ACRES, MORE OR LESS.

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NO. | REVISION | DATE

COE & VAN LOO CONSULTANTS, INC.

UNIT 2A - PARCEL 2.6
FINAL PLAT

AMARILLO CREEK
PINAL COUNTY, ARIZONA

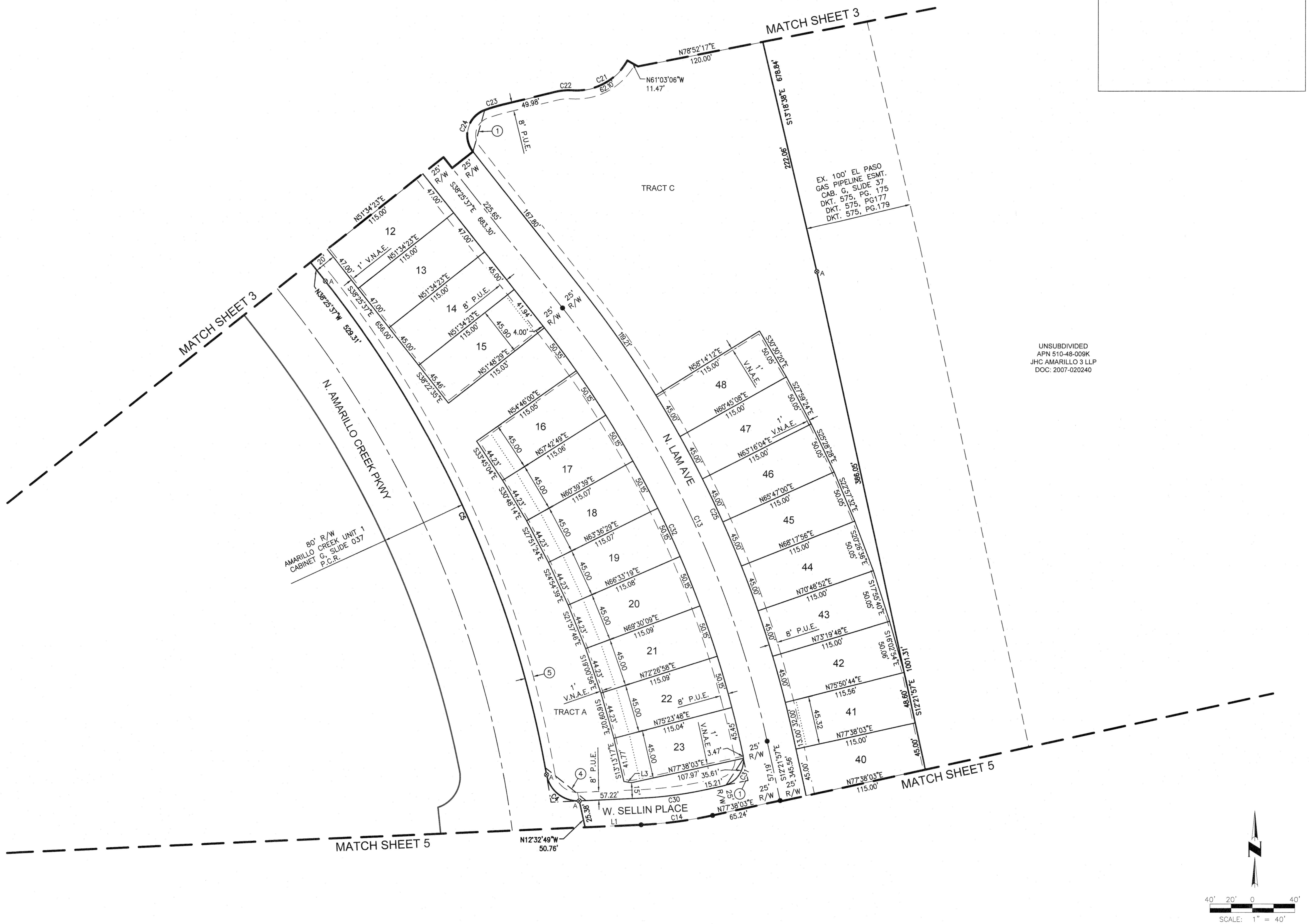
Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 3/11/2025
Arizona U.S.A.

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

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved to
reproduction in any format

COUNTY CASE #: FP24-002

Printed By: WesleyD Print Date: March 13, 2025 Filename: N:\01\0103122\Cadd\Parcel\Parcel 2.6\DS.P2.6 FPLAT.01.dwg



CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NO.	REVISION	DATE

COE & VAN LOO CONSULTANTS, INC.

UNIT 2A - PARCEL 2.6
FINAL PLAT

AMARILLO CREEK

PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 3/11/2025
ARIZONA, U.S.A.

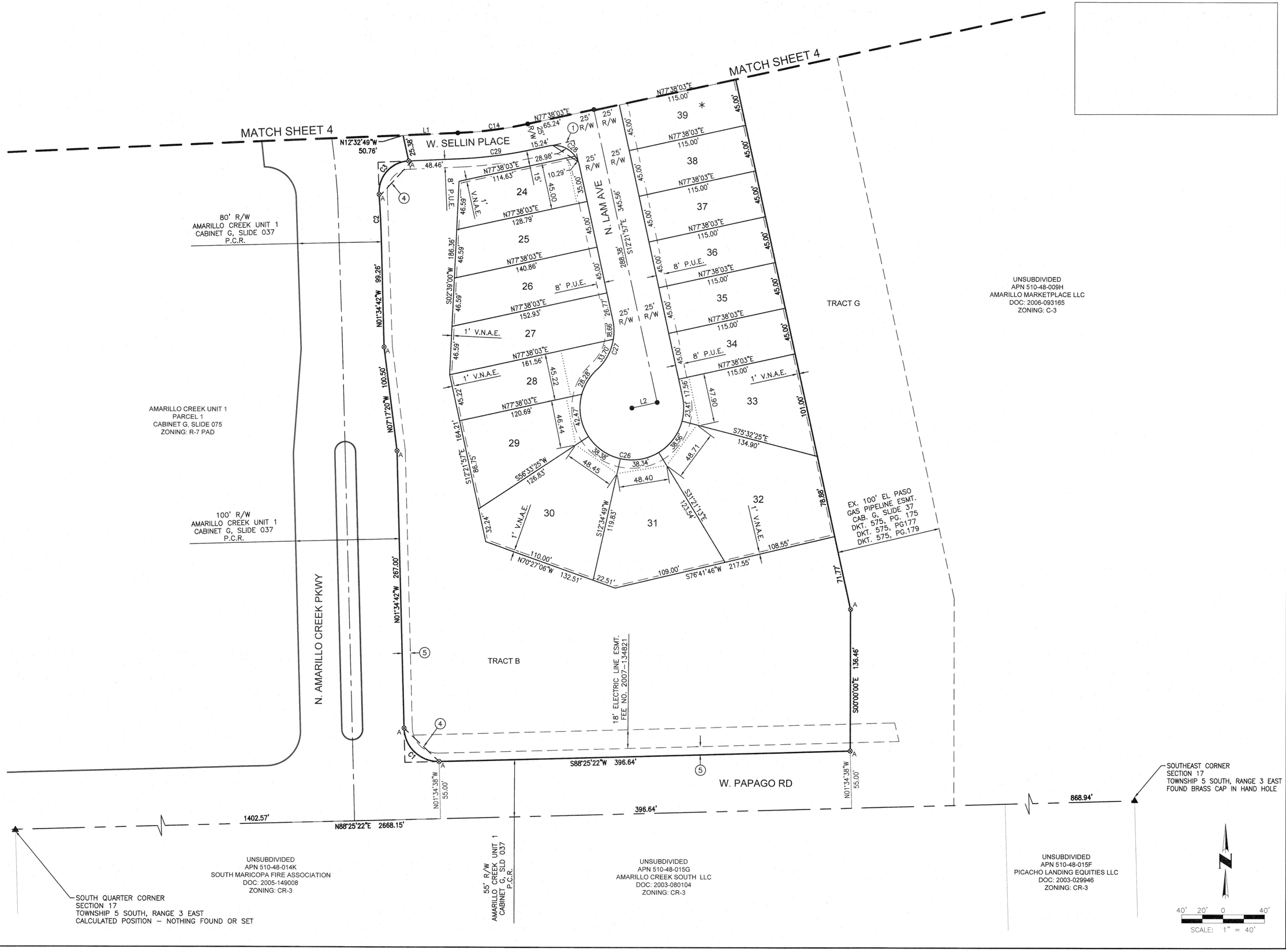
SHEET 4 OF 5

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

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved to
reproduction in any format

COUNTY CASE #: FP24-002

Printed By: WesleyD Print Date: March 13, 2025 Filename: N:\01\0103122\Cadd\Parcel\Parcel 2.6\DS.P2.6.FPLAT.01.dwg



CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

NO.	REVISION	DATE

COE & VAN LOO CONSULTANTS, INC.

UNIT 2A - PARCEL 2.6
FINAL PLAT

AMARILLO CREEK
PINAL COUNTY, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed 3/11/2025

SHEET 5 OF 5

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

© 2023 Coe & Van Loo Consultants, Inc.
All rights reserved to
reproduction in any format

SCALE: 1" = 40'

COUNTY CASE #: FP24-002

Printed By: **WesleyD** Print Date: **March 13, 2025** Filename: N:\01\0103122\Cadd\Parcel\Parcel 2.6\DS.P2.6.FPLAT.01.dwg