FINAL PLAT FOR
AMARILLO CREEK UNIT 2A - PARCEL 2.7

A REPLAT OF PARCEL 2.7 OF A "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 EAST HALF 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.

THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240413. (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS)

2. 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.

3. 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.

4. 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.

5. 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.

6. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.

7. 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.

8. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.

9. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.

10. 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.

11. TRACTS A THROUGH J ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE AMARILLO CREEK COMMUNITY MASTER ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

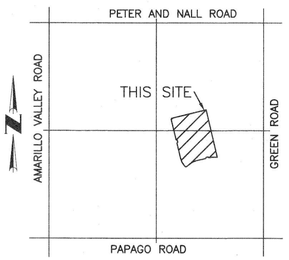
12. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.

13. 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.

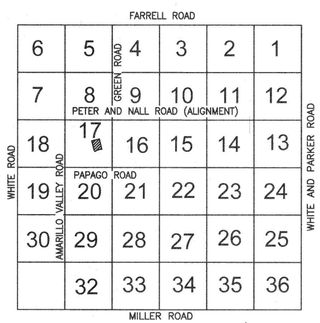
14. LOTS AT T-INTERSECTIONS (THREE-WAY INTERSECTIONS) SHALL POSITION THE DRIVEWAY AND GARAGE OF THE HOME IN LINE WITH ONCOMING TRAFFIC TO AVOID HEADLIGHT INTRUSION INTO THE LIVING AREAS. THIS APPLIES TO LOTS 23, 28, 34 AND 52 (*).

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) 1' VEHICULAR NON ACCESS EASEMENT
- 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



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 SIX (6) 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 PLANNING DIVISION — DATE

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

_____ 04/10/2025
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER — DATE

ASSURANCES IN THE FORM OF A SUBDIVISION IMPROVEMENT PERFORMANCE BOND, FEE NO. 2025-008624 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

ASHTON WOODS 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	21.234
AREA OF STREETS	4.344
AREA OF TRACTS	4.412
NET ACREAGE	16.890
OPEN SPACE PERCENTAGE	26%
OVERALL DENSITY	4.19 DU/GROSS AC
AVERAGE AREA PER LOT	5,991 S.F.
TOTAL NUMBER LOTS	89 LOTS

OPTIONEE CONSENT

KNOW ALL MEN BY THESE PRESENTS; THAT ASHTON WOODS ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "AMARILLO CREEK UNIT 2A - PARCEL 2.7" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, ASHTON WOODS ARIZONA, LLC, A NEVADA LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY

AUTHORIZED OFFICER THIS 1ST DAY OF APRIL, 2025.

ASHTON WOODS ARIZONA, LLC, A NEVADA 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 PARKER WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR ASHTON WOODS ARIZONA, LLC, A

NEVADA LIMITED LIABILITY COMPANY, ITS VP LAND 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

MARI 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	50 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 2.7, A PORTION OF LAND LOCATED IN THE EAST HALF 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 DECLARE 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 TRACTS B, C, D, F AND H 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 ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

Heather Anne Hawkins
NOTARY PUBLIC

4/16/27
MY COMMISSION EXPIRES

GROSS AREA = 21.234 ACRES

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

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

NO.	REVISION	DATE

COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK
PINAL COUNTY, ARIZONA

UNIT 2A - PARCEL 2.7
FINAL PLAT

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

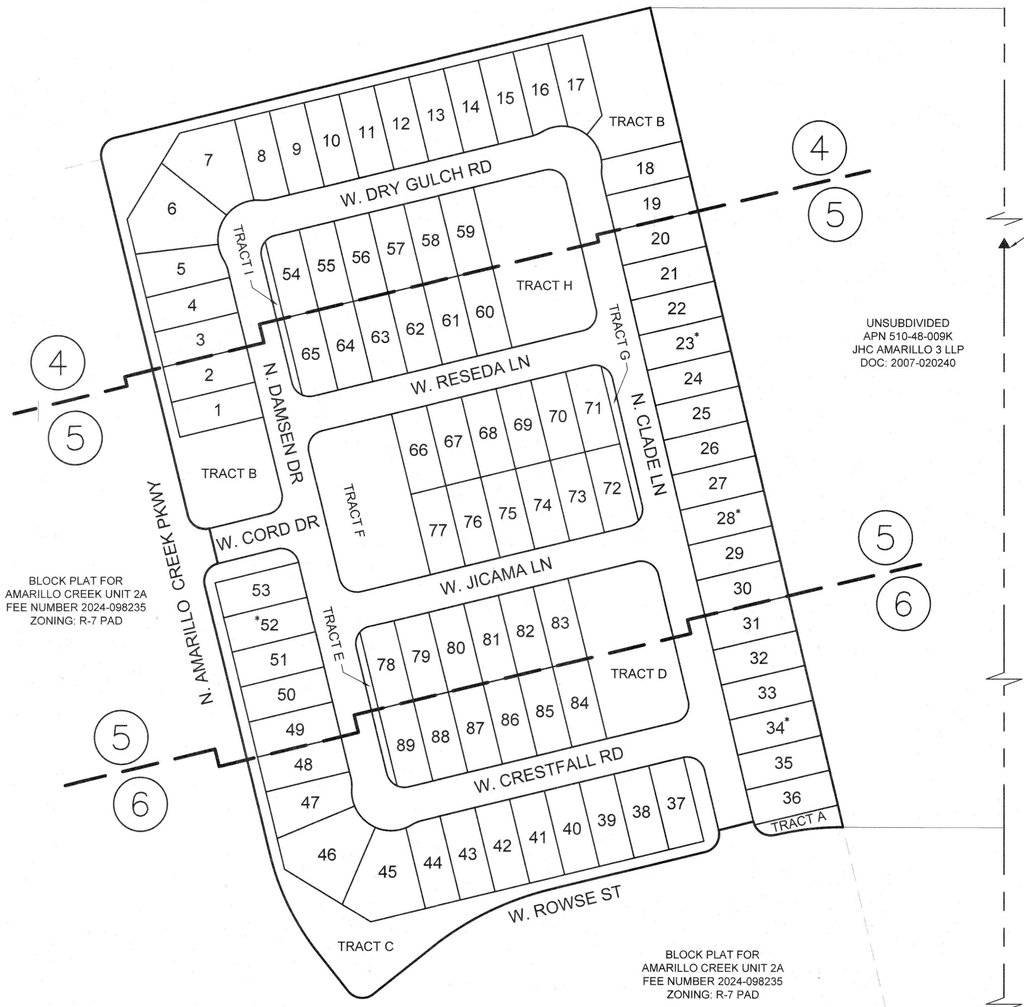
SHEET 1 OF 5

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

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COUNTY CASE #: FP24-003

Printed By: WesleyD Print Date: March 26, 2025 Filename: N:\01\0103122\Cadd\Parcel\Parcel 2.7\DS P2.7 FPLAT 01.dwg

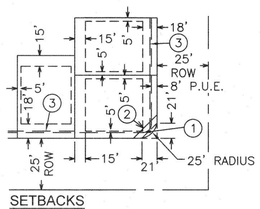


LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,000
2	6,000
3	6,000
4	6,000
5	6,530
6	10,838
7	10,116
8	5,958
9	6,000
10	6,000
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	5,842
17	6,286
18	5,941
19	6,000
20	6,000
21	6,000
22	6,000
23	6,000
24	6,000
25	6,000
26	6,000
27	6,000
28	6,000
29	6,000
30	6,000
31	6,000
32	6,000
33	6,000
34	6,000
35	6,000
36	5,999
37	6,000
38	6,000
39	6,000
40	6,000
41	6,000
42	6,000
43	6,000
44	5,956
45	9,894

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
46	10,574
47	6,734
48	6,000
49	6,000
50	6,000
51	6,000
52	6,000
53	6,000
54	5,726
55	5,750
56	5,750
57	5,750
58	5,750
59	5,750
60	5,750
61	5,750
62	5,750
63	5,750
64	5,726
65	5,750
66	5,750
67	5,750
68	5,750
69	5,750
70	5,750
71	5,732
72	5,727
73	5,750
74	5,750
75	5,750
76	5,750
77	5,750
78	5,726
79	5,750
80	5,750
81	5,750
82	5,750
83	5,750
84	5,750
85	5,750
86	5,750
87	5,750
88	5,750
89	5,726
TOTAL	543,532

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	96.03'	430.00'	012°47'46"	48.22	95.83	S83°27'54"W
C2	34.07'	25.00'	078°05'33"	20.28	31.50	S63°53'13"E
C3	39.10'	25.00'	089°36'45"	24.83	35.24	N31°29'45"E
C4	185.59'	430.00'	024°43'44"	94.26	184.15	S63°56'15"W
C5	39.27'	25.00'	090°00'00"	25.00	35.36	S83°25'37"E
C6	155.38'	360.00'	024°43'44"	78.92	154.17	S26°03'45"E
C7	39.27'	25.00'	090°00'00"	25.00	35.36	S31°18'07"W
C8	39.27'	25.00'	090°00'00"	25.00	35.36	S58°41'53"E
C9	39.27'	25.00'	090°00'00"	25.00	35.36	S31°18'07"W
C10	39.27'	25.00'	090°00'00"	25.00	35.36	N31°18'07"E
C11	16.65'	55.00'	017°20'29"	8.39	16.58	N22°22'08"W
C12	43.43'	55.00'	045°14'23"	22.92	42.31	S15°53'46"W
C13	16.65'	55.00'	017°20'29"	8.39	16.58	N84°58'22"E
C14	13.52'	55.00'	014°04'47"	6.79	13.48	N66°00'02"E
C15	29.06'	55.00'	030°16'18"	14.88	28.72	N66°51'20"W
C16	16.65'	55.00'	017°20'29"	8.39	16.58	S04°38'23"E
C17	38.71'	25.00'	088°42'57"	24.45	34.96	N57°40'06"W
C18	16.65'	55.00'	017°20'29"	8.39	16.58	S67°37'52"W
C19	42.33'	55.00'	044°05'46"	22.28	41.29	S44°35'45"E
C20	16.65'	55.00'	017°20'29"	8.39	16.58	N05°01'38"W
C21	39.27'	25.00'	090°00'00"	25.00	35.36	N58°41'53"W
C22	23.18'	25.00'	053°07'48"	12.50	22.36	S12°52'01"W
C23	39.44'	25.00'	090°23'15"	25.17	35.47	N58°30'15"W
C24	39.10'	25.00'	089°36'45"	24.83	35.24	N31°29'45"E
C25	23.18'	25.00'	053°07'48"	12.50	22.36	S40°15'47"E
C26	39.27'	25.00'	090°00'00"	25.00	35.36	S31°18'07"W
C27	25.00'	25.00'	057°18'10"	13.66	23.97	N41°57'43"W
C28	23.18'	25.00'	053°07'48"	12.50	22.36	N13°15'16"E
C29	39.27'	25.00'	090°00'00"	25.00	35.36	S58°41'53"E
C30	23.18'	25.00'	053°07'48"	12.50	22.36	S12°52'01"W
C31	39.60'	25.10'	090°23'15"	25.27	35.62	N58°44'09"W
C32	39.26'	25.10'	089°36'45"	24.93	35.38	N31°43'38"E
C33	23.18'	25.00'	053°07'48"	12.50	22.36	S40°15'47"E

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.060	LANDSCAPE, P.U.E., S.V.T.E., OPEN SPACE
TRACT B	1.359	LANDSCAPE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE
TRACT C	0.882	LANDSCAPE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE
TRACT D	0.646	LANDSCAPE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE
TRACT E	0.048	LANDSCAPE, P.U.E., S.V.T.E., OPEN SPACE
TRACT F	0.652	LANDSCAPE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE
TRACT G	0.052	LANDSCAPE, P.U.E., S.V.T.E., OPEN SPACE
TRACT H	0.666	LANDSCAPE, P.U.E., S.V.T.E., RETENTION, OPEN SPACE
TRACT I	0.048	LANDSCAPE, P.U.E., S.V.T.E., OPEN 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)

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

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NO.

COE & VAN LOO CONSULTANTS, INC.

UNIT 2A - PARCEL 2.7
FINAL PLAT

AMARILLO CREEK
PINAL COUNTY, ARIZONA

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

SHEET 2 OF 5

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

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LEGAL DESCRIPTION

THAT PART OF THE EAST HALF 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 EAST QUARTER CORNER OF SAID SECTION 17 BEARS NORTH 00°00'21" WEST, A DISTANCE OF 2694.63 FEET;

THENCE NORTH 00°00'21" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1866.33 FEET;

THENCE SOUTH 89°59'39" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 1254.85 FEET TO A POINT ON A 430.00 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS SOUTH 00°08'13" EAST, BEING THE POINT OF BEGINNING;

THENCE WEST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°47'46", A DISTANCE OF 96.03 FEET;
TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°37'21", A DISTANCE OF 39.11 FEET;

THENCE SOUTH 75°57'39" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS SOUTH 76°41'22" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°36'45", A DISTANCE OF 39.10 FEET;

THENCE SOUTH 76°18'07" WEST, A DISTANCE OF 221.64 FEET TO THE BEGINNING OF A TANGENT CURVE OF 430.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°43'44", A DISTANCE OF 185.59 FEET;

THENCE SOUTH 51°34'23" WEST, A DISTANCE OF 105.57 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE NORTHERLY;

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

LEGAL DESCRIPTION (CONT.)

THENCE NORTH 38°25'37" WEST, A DISTANCE OF 67.11 FEET TO THE BEGINNING OF A TANGENT CURVE OF 360.00 FOOT RADIUS, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°43'44", A DISTANCE OF 155.38 FEET;

THENCE NORTH 13°41'53" WEST, A DISTANCE OF 384.79 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

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

THENCE NORTH 13°41'53" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A 25.00 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS NORTH 13°41'53" WEST;

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

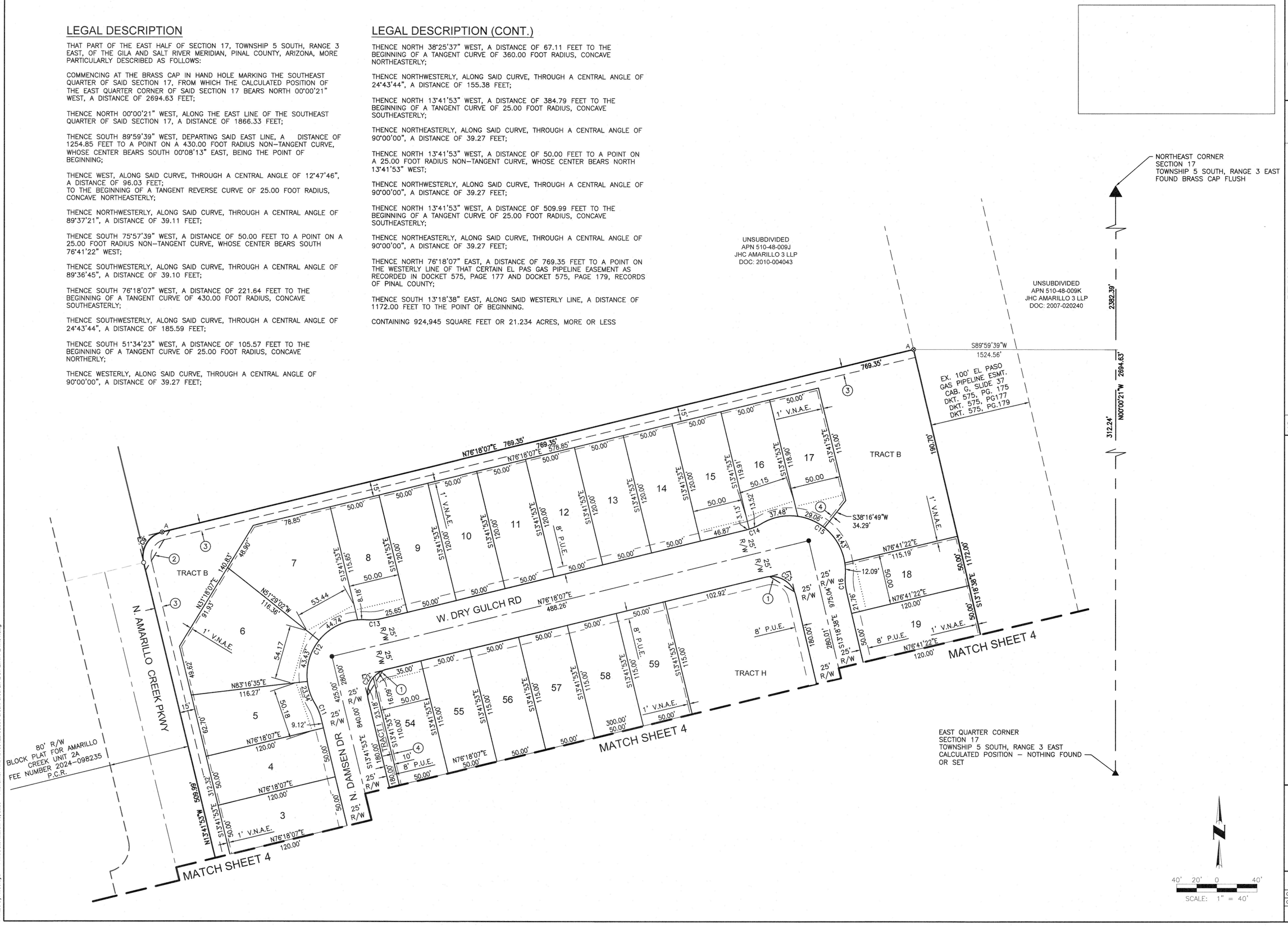
THENCE NORTH 13°41'53" WEST, A DISTANCE OF 509.99 FEET TO THE BEGINNING OF A TANGENT CURVE OF 25.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

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

THENCE NORTH 76°18'07" EAST, A DISTANCE OF 769.35 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 SOUTH 13°18'38" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1172.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 924,945 SQUARE FEET OR 21.234 ACRES, MORE OR LESS



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SHEET 4 OF 5

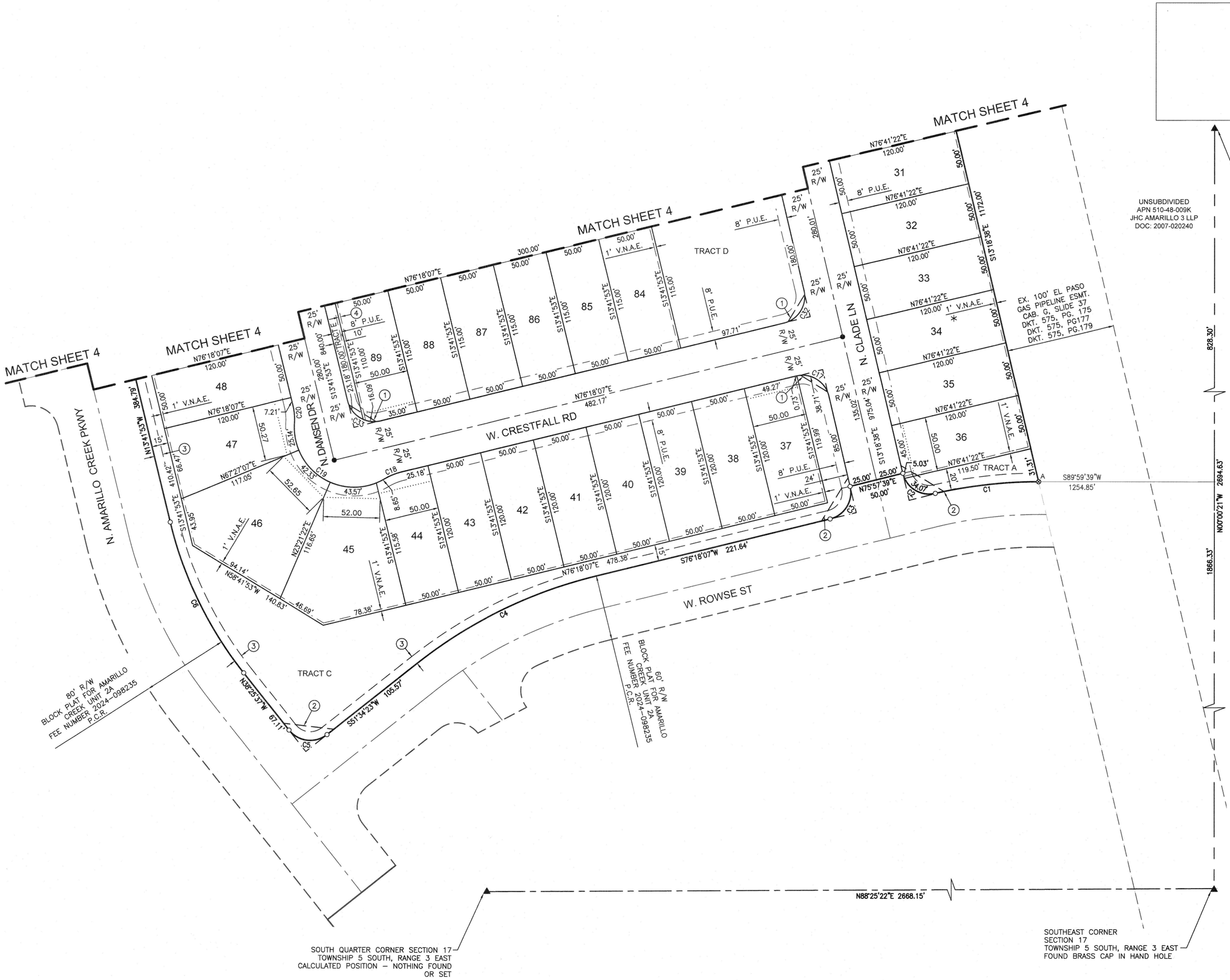
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