Final Plat
of
Silver Cross - Parcel B

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

NOTES

1. THE THE SUBDIVISION THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR WATER ARIZONA, INC WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 86-401382.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 2024 0109 , (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 PLACED 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" AND "B" ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE SILVER CROSS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
13. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
14. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED ON JANUARY 17, 2025 IN FEE NO. 2025-004096 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING NORTH 88 DEGREES 20 MINUTES 41 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 71 – 130)	60
TOTAL NUMBER OF TRACTS (COMMON AREA A – B)	2
TOTAL LOTS AREA	8.1110 AC.
TOTAL TRACTS AREA	8.5075 AC.
RIGHT-OF-WAY	3.4691 AC.
GROSS AREA	20.0876 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

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 AND DRAINAGE	100,302	2.3026
Tract B	LANDSCAPE, OPEN SPACE, PUE, DRAINAGE AND NEIGHBORHOOD PARK	270,286	6.2049

LEGEND

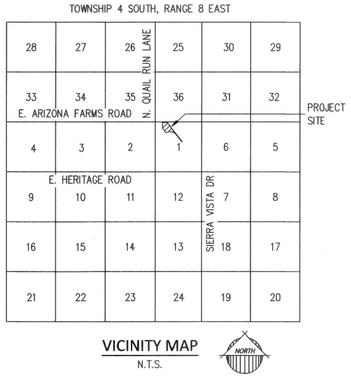
⊠	FOUND MONUMENT, AS NOTED
○	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
P.C.R.	PINAL COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
RLS	REGISTERED LAND SURVEYOR
LS	LAND SURVEYOR
R/W	RIGHT-OF-WAY
SVTE *	SIGHT VISIBILITY TRIANGLE EASEMENT (21' X 21')
SVTE **	SIGHT VISIBILITY TRIANGLE EASEMENT (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

OWNER:

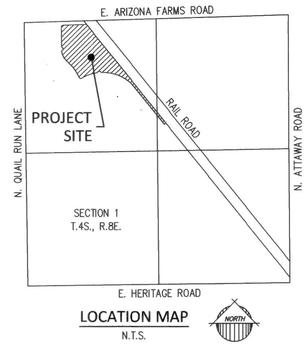
LANDMARK TITLE ASSURANCE AGENCY OF
ARIZONA, LLC (TRUSTEE UNDER TRUST NO. 2401)
2555 E. CAMELBACK ROAD, SUITE 275
PHOENIX, AZ 85016
CONTACT: SHAWN TESSENSHOHN
PHONE: (602) 748-2600

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)

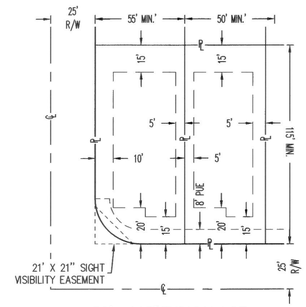
CASE # PZ-PD-013-16

MAX. BUILDING HEIGHT:	30'
MIN. LOT AREA:	5,750 S.F.
MIN. LOT WIDTH:	50'
MIN. LOT DEPTH:	115'

MINIMUM BUILDING SETBACK

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

AVERAGE LOT AREA IN 5,882 SQUARE FEET.



50' x 115' TYPICAL LOT
N.T.S.

FINAL PLAT APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION — DATE 4-15-2025

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
AQUIFER PROTECTION DIVISION — DATE 4/15/2025

PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER — DATE 04/15/2025

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT (TRUST NO. 2409), FEE NO. 2025-016662 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 LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "SILVER CROSS - PARCEL B", LOCATED IN A PORTION OF NORTH 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.

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE, 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. LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, 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.

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:

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE, 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 MARCH 3 , 2025 .

LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

TITLE: TRUST OFFICER

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF ~~PINAL~~ MARICOPA } SS.

ON THIS 3rd DAY OF MARCH , 2025 , BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED SHAWN TESSENSHOHN WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE TRUST OFFICER OF LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE, UNDER TRUST NO. 2409 ONLY AND NOT OTHERWISE, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTE THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

BY: _____ 3.3.25
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

TIFFANY QUARLES
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 669606
Expires December 16, 2027

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, R.L.S. 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A.
JOHNSTON
ARIZONA U.S.A.

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

EPS GROUP

Project: Silver Cross Parcel B
Pinal County, Arizona
Final Plat

Revisions:

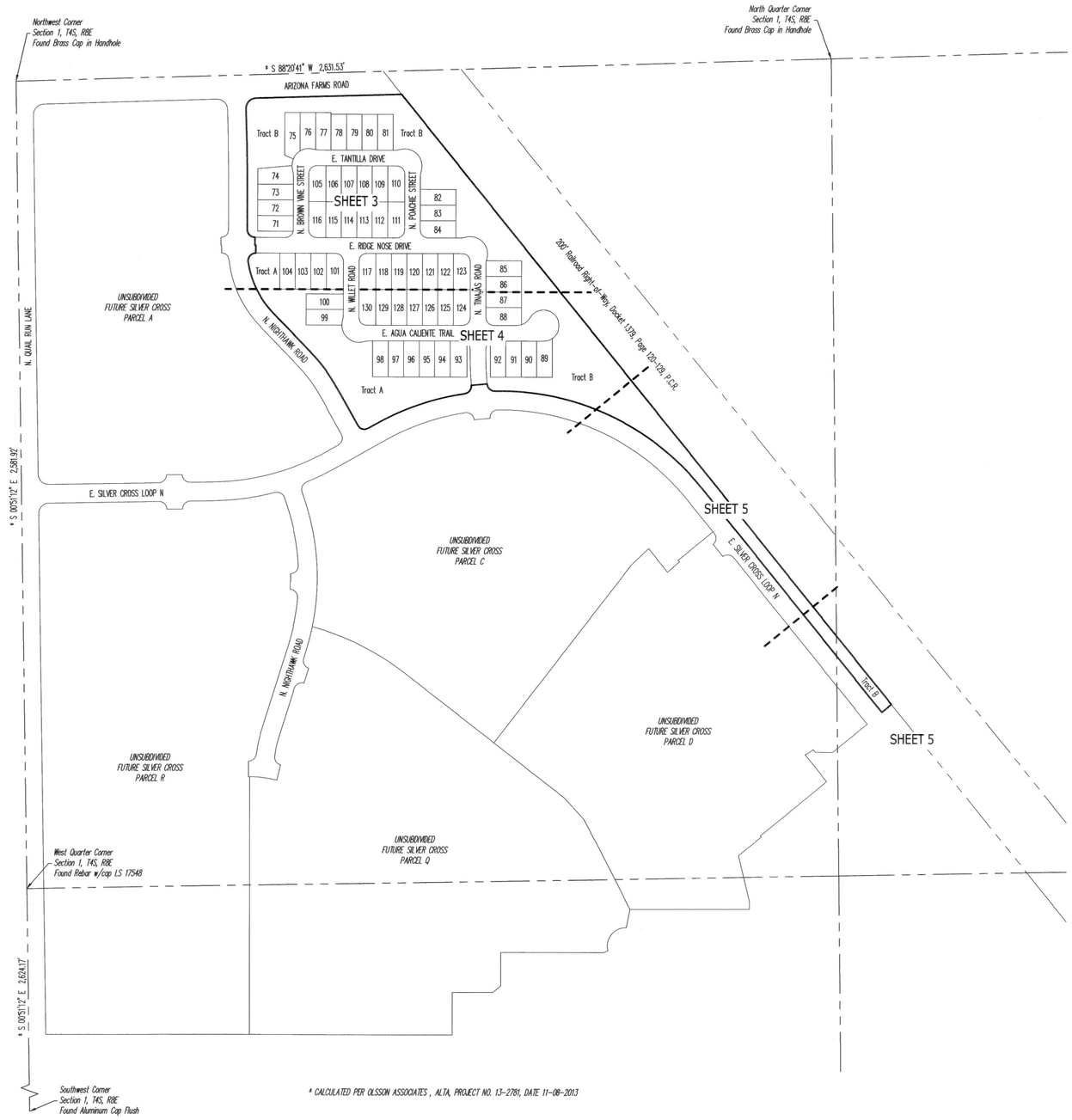
Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

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

Job No. 18-110
FP01
Sheet No. 1 of 5

CASE NO. FP 21-067

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LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
71	5,775	0.1326
72	5,750	0.1320
73	5,750	0.1320
74	6,269	0.1439
75	6,919	0.1588
76	5,852	0.1343
77	5,997	0.1377
78	5,750	0.1320
79	5,750	0.1320
80	5,750	0.1320
81	5,750	0.1320
82	5,750	0.1320
83	5,750	0.1320
84	6,191	0.1421
85	5,792	0.1330
86	5,750	0.1320
87	5,750	0.1320
88	6,452	0.1481
89	5,831	0.1339
90	5,750	0.1320

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
91	5,750	0.1320
92	5,801	0.1332
93	6,301	0.1447
94	5,750	0.1320
95	5,750	0.1320
96	5,750	0.1320
97	5,750	0.1320
98	5,750	0.1320
99	5,919	0.1359
100	6,000	0.1377
101	6,191	0.1421
102	5,750	0.1320
103	5,750	0.1320
104	5,750	0.1320
105	6,191	0.1421
106	5,750	0.1320
107	5,750	0.1320
108	5,750	0.1320
109	5,750	0.1320
110	6,191	0.1421

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
111	6,191	0.1421
112	5,750	0.1320
113	5,750	0.1320
114	5,750	0.1320
115	5,750	0.1320
116	6,191	0.1421
117	6,191	0.1421
118	5,750	0.1320
119	5,750	0.1320
120	5,750	0.1320
121	5,750	0.1320
122	5,750	0.1320
123	6,191	0.1421
124	6,191	0.1421
125	5,750	0.1320
126	5,750	0.1320
127	5,750	0.1320
128	5,750	0.1320
129	5,750	0.1320
130	6,191	0.1421

LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°54'40"W	40.00'
L2	S85°08'46"W	50.00'
L3	S60°47'38"W	29.12'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N00°00'00"E	25.00'
L5	N90°00'00"W	2.91'
L6	N00°00'00"E	25.00'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N67°10'47"W	29.73'
L8	S00°00'00"E	25.00'
L9	S04°51'14"E	12.56'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	51.84'	33.00'	90°00'00"	46.67'	N43°20'41"E
C2	759.26'	830.00'	52°24'45"	733.06'	N65°17'43"W
C3	37.81'	25.00'	86°38'51"	34.31'	N48°10'40"W
C4	37.81'	25.00'	86°38'51"	34.31'	S38°28'11"W
C5	304.21'	830.00'	20°59'59"	302.51'	S71°17'37"W
C6	39.27'	25.00'	90°00'00"	35.36'	N74°12'22"W
C7	139.24'	530.00'	15°03'09"	138.84'	N36°43'57"W
C8	184.50'	295.00'	35°50'02"	181.51'	N26°20'31"W
C9	42.95'	25.00'	98°25'30"	37.86'	N40°47'15"E
C10	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"W
C11	101.98'	3530.00'	1°39'19"	101.98'	N00°49'40"W
C12	120.48'	55.00'	125°30'20"	97.79'	S45°00'00"W
C13	15.49'	50.00'	17°45'10"	15.43'	S81°07'25"E
C14	15.49'	50.00'	17°45'10"	15.43'	N08°52'35"W
C15	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"W
C16	15.49'	50.00'	17°45'10"	15.43'	N81°07'25"E
C17	120.48'	55.00'	125°30'20"	97.79'	N45°00'00"W
C18	15.49'	50.00'	17°45'10"	15.43'	S08°52'35"W
C19	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"W
C20	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"E
C21	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"E
C22	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"E
C23	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"E
C24	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"W
C25	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"W
C26	15.49'	50.00'	17°45'10"	15.43'	N81°07'25"E
C27	120.48'	55.00'	125°30'20"	97.79'	N45°00'00"W
C28	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"W
C29	15.49'	50.00'	17°45'10"	15.43'	S08°52'35"W
C30	120.48'	55.00'	125°30'20"	97.79'	S45°00'00"E
C31	15.49'	50.00'	17°45'10"	15.43'	N08°52'35"E
C32	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"E
C33	15.49'	50.00'	17°45'10"	15.43'	S81°07'25"W
C34	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"E
C35	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"E
C36	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"W
C37	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"W
C38	52.36'	50.00'	60°00'00"	50.00'	N60°00'00"E
C39	209.44'	50.00'	240°00'00"	86.60'	N30°00'00"W
C40	67.77'	800.00'	4°51'14"	67.75'	S02°25'37"E
C41	69.89'	825.00'	4°51'14"	69.87'	S02°25'37"E
C42	65.66'	775.00'	4°51'14"	65.64'	S02°25'37"E

CASE NO. FP 21-067

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
w w w . e p s g r o u p i n c . c o m

Silver Cross
Parcel B
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.
37405
ROBERT A. JOHNSTON
DATE SIGNED
ARIZONA U.S.A.

Job No.
18-110

FP01

Sheet No.
2
of 5

dhunt Feb 27, 2025 9:48am S:\Projects\2018\18-110\Legal Survey\Dwgs\Final Plat\Final Plat\18-110 - ph1 - b - Plat.dwg

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

772.01'

(BASIS OF BEARING)
N88°20'41"E 2631.53'

413.39'

40' Highway Easement Docket 182, Page 301, P.C.R.

40' County Road Docket 184, Page 299, P.C.R.

1446.13'

North Quarter Corner
Section 1, T4S, R8E
Found Brass Cap in Handhole

S39°05'20"E
34.45'

S1°39'19"E
75.00'

ARIZONA FARMS ROAD

N88°20'41"E 470.80'

Point of Beginning

** SVTE

8' PUE

75' R/W PER FEE 2021-155296, P.C.R.

N01°39'19"W 113.11'

C1

C11

8' PUE

60' R/W PER
FEE NO. 2025-012127, P.C.R.

UNSUBDIVIDED
FUTURE SILVER CROSS
PARCEL A

Tract B

N90°00'00"E 150.00'

5.00'

N90°00'00"E 200.00'

50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00'

1' VNAE

N00°00'00"E 137.14'

75 | 76 N00°00'00"E 122.72' | 77 N00°00'00"E 118.97' | 78 N00°00'00"W 120.00' 115.00' | 79 N00°00'00"E 115.00' | 80 N00°00'00"E 115.00' | 81 N00°00'00"E 115.00'

8' PUE

L=46.53'

L=5.31'
L=10.18'

39.89'

6.08'

C12 C13 C16 C17

L=35.00'

L7

L=21.97'

E. TANTILLA DRIVE

25' R/W

N90°00'00"E
360.00'

N84°48'02"E
110.45'

L=17.04'

C14

C15

C18

* SVTE

30.00' 50.00' 50.00' 50.00' 50.00' 50.00' 30.00'

74 | 73 | 72 | 71

N90°00'00"W 115.00'

N00°00'00"W 150.00'

50.00'

27.99'

42.98'

0.51'

N90°00'00"W 115.51'

44.99'

98.44'

105 | 106 | 107 | 108 | 109 | 110

116 | 115 | 114 | 113 | 112 | 111

90.00'

N00°00'00"E 280.00'

N. NIGHTHAWK ROAD

N00°00'00"E 171.62'

N. BROWN VINE STREET

N. POACHIE STREET

82 | 83 | 84

N90°00'00"E 115.00'

N00°00'00"E 155.00'

55.00'

30.00'

90.00'

115.32'

200' Railroad Right-of-Way
Docket 1379, Page 120-129, P.C.R.
S39°05'20"E 2511.69'

Tract B

C10 C21 C22 C23 C26 C27

L6 L5 L4

145.53'

212.34'

N90°00'00"E 307.86'

N90°00'00"E 410.00'

C9

77.86'

60' R/W PER
FEE NO. 2025-012127, P.C.R.

Tract A

104 | 103 | 102 | 101

117 | 118 | 119 | 120 | 121 | 122 | 123

N. WILLET ROAD

N. TINAJAS ROAD

N90°00'00"E 205.00'

C24 C25

C29

L=6.04'
L=9.45'

85 | 86

N90°00'00"E 115.89'

0.89'

MATCH LINE SEE SHEET 4 OF 5

NORTH

40 0 40 80
scale feet

SCALE 1" = 40'

CASE NO. FP 21-067

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
w w w . e p s g r o u p i n c . c o m

Silver Cross
Parcel B
Pinal County, Arizona

Final Plat

Project:

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA 811
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
ARIZONA U.S.A.

Job No.
18-110

FP03

Sheet No.
3
of 5

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MATCH LINE SEE SHEET 3 OF 5

N. WILLET ROAD

N. TINAJAS ROAD

E. AGUA CALIENTE TRAIL

N90°00'00"E 410.00'

N90°00'00"E 211.37'

N90°00'00"E 205.00'

N90°00'00"E 305.00'

N90°00'00"E 150.00'

Tract A

Tract B

N44°15'32"W 176.97'

N. NIGHTHAWK ROAD

60' R/W PER FEE NO. 2025-012127, P.C.R.

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

S39°05'20"E 2511.69'

UNSUBDIVIDED FUTURE SILVER CROSS PARCEL A

UNSUBDIVIDED FUTURE SILVER CROSS PARCEL C

N29°12'22"W 137.77'

E. SILVER CROSS LOOP N

MATCH LINE SEE SHEET 5 OF 5

NORTH

scale 40 0 40 80 feet

SCALE 1" = 40'

CASE NO. FP 21-067

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 B
Pinal County, Arizona

Final Plat

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

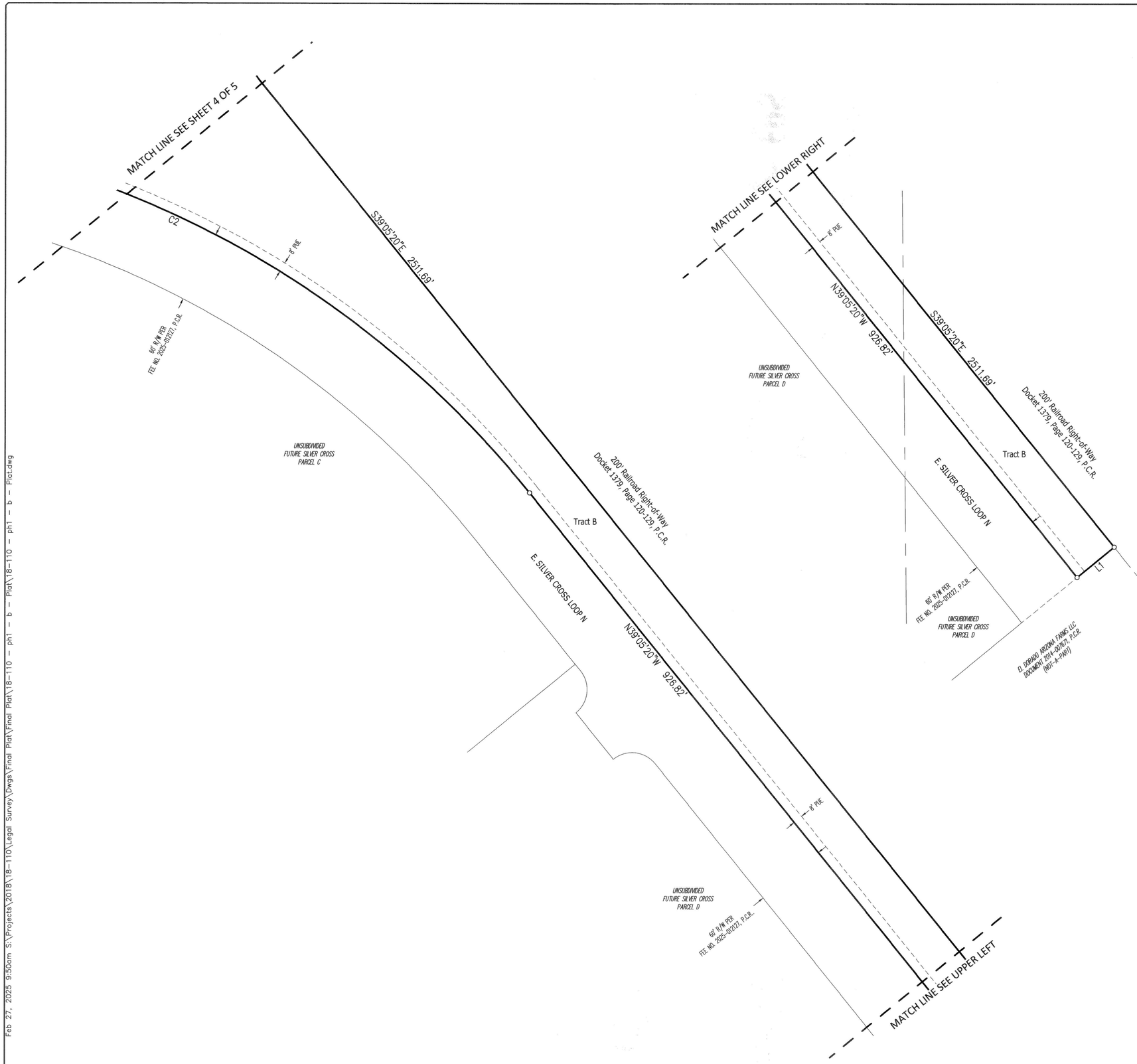
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED 4-7-25
ARIZONA U.S.A.

Job No.
18-110

FP04

Sheet No.
4
of 5

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CASE NO. FP 21-067

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
37495
ROBERT A. JOHNSTON
DATE SIGNED 12-10-25
ARIZONA U.S.A.

Job No.
18-110

FP05

Sheet No.
5
of 5