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# FINAL PLAT OF "RED ROCK VILLAGE IIIA"

LOCATED IN THE NORTH HALF OF SECTION 8 AND THE SOUTH HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.

## NOTES

1. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES 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. 27-701464.0000.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20240529 & 20240606.
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 RED ROCK VILLAGE 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 RED ROCK VILLAGE 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 COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS B, C, AND F ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE RED ROCK VILLAGE 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 FEBRUARY 10TH, 2022 IN FEE NO. 2022-016254, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THIS SUBDIVISION IS IN THE VICINITY OF THE FLIGHT PATTERN/NOISE CORRIDORS OF THE PINAL AIRPARK AND IN THE FUTURE MAY CONTINUE TO BE WITHIN THE FLIGHT PATTERN/NOISE CORRIDOR OF SAID AIRPORT.

## BENCHMARK

NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATED 225, P.I.D. CZ1447 - USGS QUAD: RED ROCK (1993). ELEVATION = 1857.63 FEET NAVD 88 DATUM.

## BASIS OF BEARING

BASIS OF BEARING IS ALONG THE WEST-EAST MID-SECTION LINE OF SECTION 5, T.10S., R.10E. BEING S89°55'15"E WITH A DISTANCE OF 2638.84' FEET.

## SERVICE PROVIDERS

| | |
|---|---|
| SEWER | GLOBAL WATER RESOURCES INC. |
| WATER | GLOBAL WATER RESOURCES INC. |
| GAS | SOUTHWEST GAS |
| ELECTRICITY | APS |
| TELEPHONE | CENTURY LINK |
| CABLE | COMCAST |
| POLICE | PINAL COUNTY SHERIFF'S OFFICE |
| FIRE | AVRA VALLEY FIRE DISTRICT |
| SOLID WASTE | REPUBLIC SERVICES |

## LIEN HOLDERS RATIFICATION

THE UNDERSIGNED IS THE HOLDER OF THE BENEFICIARIES INTEREST UNDER DEED OF TRUST DATED SEPTEMBER 18, 2018 AND RECORDED ON SEPTEMBER 18, 2018, AS INSTRUMENT NO. 2018-070639, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AND DOES HEREBY RATIFY THIS PLAT.

THIS 7TH DAY OF MAY, 2025.

RED ROCK VENTURES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY. BY: DIAMOND VENTURES, INC., MANAGER

BY: _____

ITS: VP

## ACKNOWLEDGMENT

STATE OF ARIZONA )
) SS
COUNTY OF PIMA )

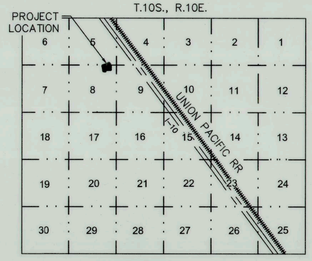
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF MAY, 2025. BY CHAD KOLADIGNEE, WHO ACKNOWLEDGED, HIMSELF/HERSELF TO BE VICE-PRESIDENT OF DIAMOND VENTURES OF RED ROCK VENTURES. LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

Nicola Madsen July 7, 2025
NOTARY PUBLIC MY COMMISSION EXPIRES

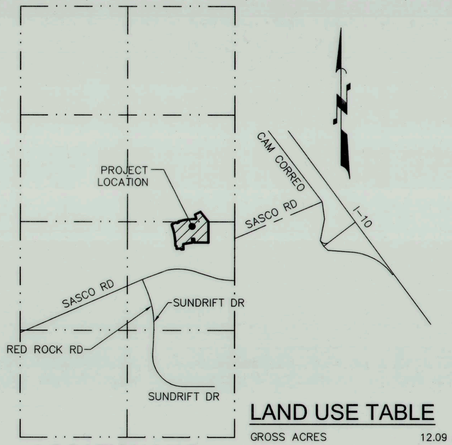
NICOLA MADSEN NOTARY PUBLIC - ARIZONA PINAL COUNTY COMMISSION # 652812 MY COMMISSION EXPIRES JULY 07, 2025

## LEGEND

| | |
|---|---|
| ▲ | SUBDIVISION CORNER TO BE SET |
| ○ | FOUND MONUMENT AS NOTED |
| ◉ | CENTERLINE MONUMENT (BRASS CAP) |
| PUE | PUBLIC UTILITY EASEMENT |
| PCR | PINAL COUNTY RECORDS |
| D | DELTA |
| R/W | RIGHT-OF-WAY |
| C1 | CURVE TABLE NUMBER |
| L1 | LINE TABLE NUMBER |
| ① | 21'x21' SIGHT VISIBILITY EASEMENT |
| ② | 33'x33' SIGHT VISIBILITY EASEMENT |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| GLO | GENERAL LAND OFFICE |
| | SUBDIVISION BOUNDARY |
| | RIGHT OF WAY LINE |
| | EXISTING RIGHT OF WAY LINE |
| | CENTERLINE |
| | EXISTING EASEMENT LINE |
| | PROPOSED EASEMENT LINE |
| | SECTION LINE |

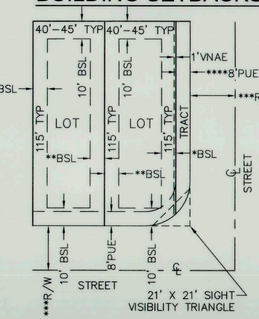



VICINITY MAP
N.T.S.




LOCATION MAP
SCALE: 1"=1000'+/-
SECTIONS 5 & 8, T.10S., R.10E.

## TYPICAL LOT LAYOUT AND BUILDING SETBACKS




TYPICAL LOT DIMENSIONS
N.T.S.

ALL COLLECTOR AND ARTERIAL INTERSECTIONS INCLUDED WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE AASHTO INTERSECTION SITE DISTANCE REQUIREMENTS

10' BUILDING SETBACK ON ALL FRONT AND REAR YARDS.

* 8' TOTAL SIDE SETBACK (ADDITIONAL 5' REQUIRED ON STREET SIDE YARDS WITHOUT ADJACENT TRACT).

** A 7' MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS. SEPARATION LESS THAN 10' SHALL REQUIRE FIRE RATED WALLS OR SPRINKLER SYSTEM PER UNIFORM FIRE CODE.

*** R/W (RIGHT OF WAY) VARIES FROM 25' & 30'. SEE PLAT SHEETS FOR INDIVIDUAL WIDTHS.

**** 8' PUBLIC UTILITY EASEMENT IS ADJACENT TO LOTS WITH TRACTS ONLY. SIDE LOTS WITHOUT A TRACT DO NOT INCORPORATE AN 8' PUE.

## RED ROCK VILLAGE COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION GREGORY MAHL, DULY ELECTED PRESIDENT OF RED ROCK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, DULY ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

RED ROCK VILLAGE COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: PRESIDENT

## ACKNOWLEDGMENT

STATE OF ARIZONA )
) SS
COUNTY OF PIMA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7TH DAY OF MAY, 2025, BY GREGORY R. MAHL WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE RED ROCK VILLAGE COMMUNITY ASSOCIATION REPRESENTATIVE, AN ARIZONA NON-PROFIT CORPORATION

Nicola Madsen July 7, 2025
NOTARY PUBLIC MY COMMISSION EXPIRES

NICOLA MADSEN NOTARY PUBLIC - ARIZONA PINAL COUNTY COMMISSION # 652812 MY COMMISSION EXPIRES JULY 07, 2025

## LAND USE TABLE

| | |
|---|---|
| GROSS ACRES | 12.09 AC |
| NET AREA | 9.97 AC |
| 40'X115' | 28 LOTS |
| 40'X120' | 34 LOTS |
| NET DENSITY | 5.13 DU/AC |
| OPEN SPACE | 2.30 AC |
| PERCENTAGE OF OPEN SPACE | 19.0% |

## BASE ZONING & ZONING CASE #

BASE ZONING: CR-4/PAD
CASE NO.: PZ-042-23 & PZ-PD-016-23 (RED ROCK VILLAGE AMENDMENT)

| | |
|---|---|
| FRONT YARD SETBACK: | 10 FEET |
| REAR YARD SETBACK: | 10 FEET |
| SIDE YARD SETBACK: | 8 FEET * |
| MAX LOT COVERAGE: | 55% (CR-4) |
| DISTANCE BETWEEN BUILDINGS: | 7 FEET |
| MINIMUM LOT WIDTH: | 25' (CR-4) |
| MINIMUM LOT AREA: | 2,500 SF (CR-4) |
| OPEN SPACE: | 18% (OF TOTAL RESIDENTIAL ACREAGE) |
| MAXIMUM BUILDING HEIGHT: | 30 FEET |

*SEE TYPICAL LOT LAYOUT AND BUILDING SETBACK NOTES

## LAND SURVEYOR'S 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 MAY, 2025 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.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE (480) 218-8831

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING Date Signed 5/9/25 ARIZONA, U.S.A.

## APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

_____ 5-13-2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION — DATE

_____ 5/13/25
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION — DATE

_____ 05/13/2025
PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER — DATE

THIRD PARTY TRUST
ASSURANCES IN THE FORM OF A AGREEMENT, FEE NO. 2025-025835 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

## OWNER

LANDMARK TITLE ASSURANCE AGENCY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
AS TRUSTEE UNDER TRUST NO. 2106
2555 E CAMELBACK RD SUITE 275
PHOENIX, AZ 85016
PHONE: (602) 748-2800

## DEVELOPER/BENEFICIARY

RRV NORTH LP
C/O SUNBELT HOLDINGS
CONTACT: BOB BAMBAUER
6720 N SCOTTSDALE RD, SUITE 250
SCOTTSDALE, AZ 85253
PHONE: (623) 243-6307

## ENGINEER/ SURVEYOR

ATWELL, LLC
4700 E. SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE 480-218-8831
CONTACT: MICHAEL J. PARK (PE)
CONTACT: JAMES G. SPRING (PLS)

## LOT SIZE TABLE

LOT SIZE=40'X115'

LOTS: 69-78, 93, 102-113, 126-130

LOT SIZE=40'X120'

LOTS: 79-92, 94-101, 114-125

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "RED ROCK VILLAGE IIIA", LOCATED IN THE NORTH HALF OF SECTION 8 AND THE SOUTH HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE & 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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, 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, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE, HEREBY WARRANTS 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.

TRACTS B, C, AND F INCLUSIVE, ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF RED ROCK VILLAGE COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED ROCK VILLAGE, RECORDED IN FEE NUMBER 2007-028994, OFFICIAL RECORDS OF PINAL COUNTY. THE RED ROCK VILLAGE COMMUNITY ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR CONTROL, MAINTENANCE AND LIABILITY OF THE COMMON AREAS.

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 DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACTS B, C, AND F AND 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 RED ROCK VILLAGE COMMUNITY 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 MARKERS USED.

IN WITNESS WHEREOF:

LANDMARK TITLE ASSURANCE AGENCY, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY,
AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE

_____
BY: SHAWN TESSENDORF

ITS: TRUST OFFICER

## ACKNOWLEDGMENT

STATE OF ARIZONA )
) SS
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF MAY, 2025, BY SHAWN TESSENDORF WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE TRUST OFFICER FOR LANDMARK TITLE ASSURANCE AGENCY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST NO. 2106, AND NOT OTHERWISE

_____ June 19, 2028
NOTARY PUBLIC MY COMMISSION EXPIRES

JUSTINA DENDAU Notary Public - State of Arizona MARICOPA COUNTY Commission # 657744 Expires June 19, 2028

FP24-023

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COUNTY: PINAL | SECTION: 5 & 8 | TOWNSHIP: 10 SOUTH | RANGE: 10 EAST

FINAL PLAT
RED ROCK VILLAGE IIIA
LOTS 69-130
PINAL COUNTY, ARIZONA

MAY 2025

REVISIONS:

ATWELL

PM. J. SPRING
DR. T. CABRERA
JOB NO. 18003548
N.T.S.
18003548 RR VILLAGE IIIA.DWG
SHEET NO. 1 OF 4

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\FX IIIA\18003548 RR VILLAGE IIIA.DWG SAVEDATE:5/9/2025 1:31 PM PLOTDATE:5/9/2025 1:32 PM

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# LEGAL DESCRIPTION

LOCATED IN THE NORTH HALF OF SECTION 8 AND THE SOUTH HALF OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2–INCH REBAR WITH YELLOW PLASTIC CAP, STAMPED RLS 19344, ACCEPTED AS THE CENTER OF SECTION 5, FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST, THEREOF BEARS S89°55'15"E A DISTANCE OF 2638.84' FEET;

THENCE, ALONG THE WEST–EAST MID–SECTION LINE OF SAID SECTION 5, S89°55'15"E A DISTANCE OF 1840.68 FEET;

THENCE, LEAVING THE WEST–EAST MID–SECTION LINE OF SAID SECTION 5, S00°00'00"E A DISTANCE OF 2437.49 FEET TO THE POINT OF BEGINNING;

THENCE, S38°06'54"E A DISTANCE OF 316.89 FEET;

THENCE, S89°45'51"W A DISTANCE OF 1.66 FEET;

THENCE, S00°09'33"E A DISTANCE OF 512.00 FEET;

THENCE, N87°00'06"W A DISTANCE OF 40.06 FEET;

THENCE, S89°50'27"W A DISTANCE OF 300.30 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 94.87 FEET, WITH A RADIUS OF 1995.00 FEET AND THE RADIAL BEARING OF S86°51'31"W AND A CENTRAL ANGLE OF 02°43'29";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, S85°36'07"W, A DISTANCE OF 50.02 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 89.83 FEET, WITH A RADIUS OF 1945.00 FEET AND THE RADIAL BEARING OF S84°05'47"W AND A CENTRAL ANGLE OF 02°38'46";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, S80°00'05"W, A DISTANCE OF 226.66 FEET;

THENCE, S03°01'14"E A DISTANCE OF 133.63 FEET;

THENCE, S86°58'46"W A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET AND THE RADIAL BEARING OF S86°58'46"W AND A CENTRAL ANGLE OF 90°00'00";

THENCE, S86°58'46"W A DISTANCE OF 90.00 FEET;

THENCE, N03°01'14"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET AND THE RADIAL BEARING OF N03°01'14"W AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N03°01'14"W A DISTANCE OF 65.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 443.05 FEET, WITH A RADIUS OF 1430.00 FEET AND A CENTRAL ANGLE OF 17°45'07" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 38.54 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°18'58";

THENCE, N67°32'37"E A DISTANCE OF 87.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 40.11 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°54'58";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, N69°27'35"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 27.46 FEET, WITH A RADIUS OF 1720.00 FEET AND THE RADIAL BEARING OF S69°27'35"W AND A CENTRAL ANGLE OF 00°54'54";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, N75°03'33"E, A DISTANCE OF 102.86 FEET;

THENCE, N79°46'20"E A DISTANCE OF 42.29 FEET;

THENCE, N80°51'52"E A DISTANCE OF 42.29 FEET;

THENCE, N81°57'24"E A DISTANCE OF 42.29 FEET;

THENCE, N83°02'56"E A DISTANCE OF 42.29 FEET;

THENCE, N84°08'28"E A DISTANCE OF 42.29 FEET;

THENCE, N85°14'01"E A DISTANCE OF 42.29 FEET;

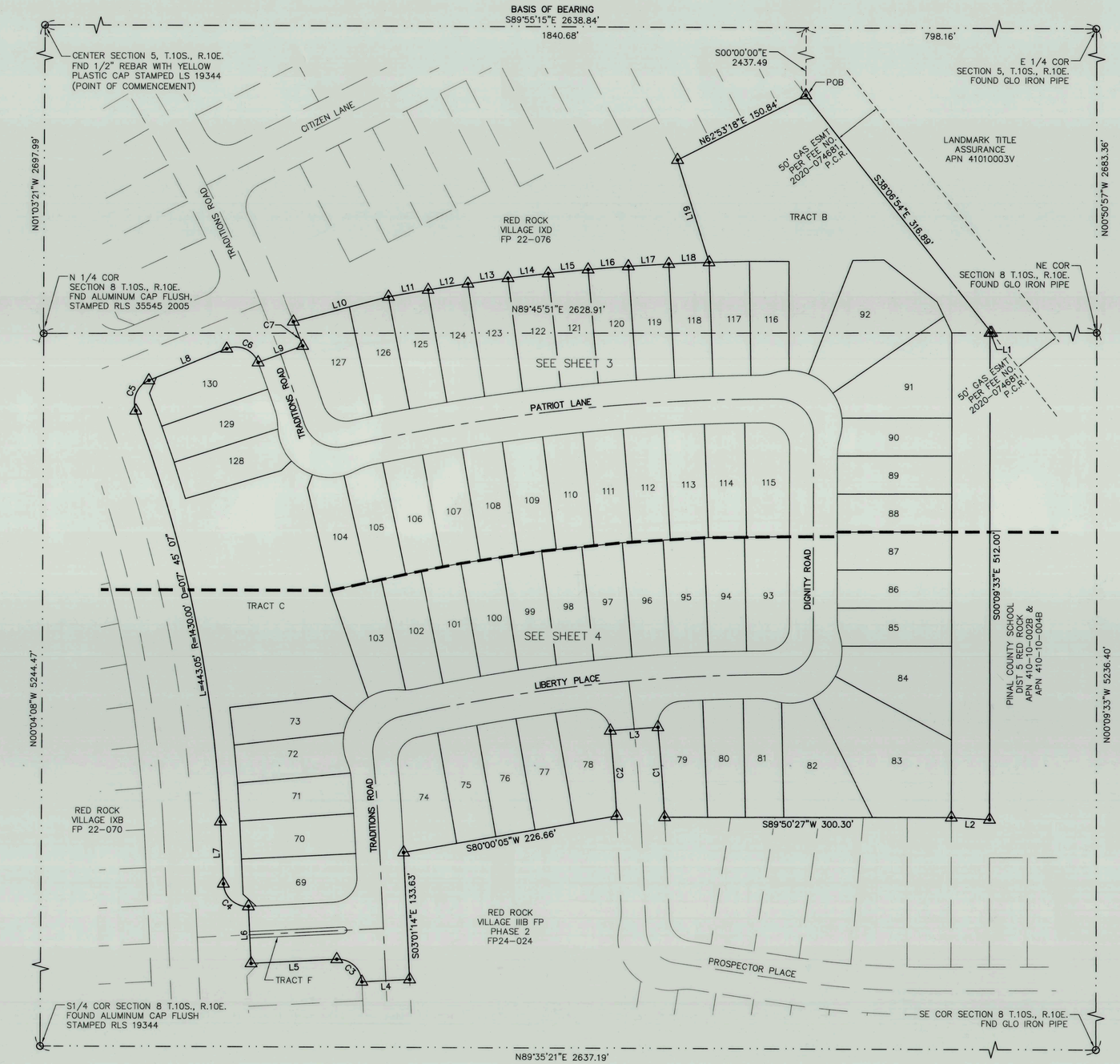
THENCE, N86°19'33"E A DISTANCE OF 42.29 FEET;

THENCE, N87°24'10"E A DISTANCE OF 42.29 FEET;

THENCE, N17°17'16"W A DISTANCE OF 112.36 FEET;

THENCE, N62°53'18"E A DISTANCE OF 150.84 FEET TO THE POINT OF BEGINNING.

| AREA TABLE | | | |
|---|---|---|---|
| TRACT | AREA SQ FT | AREA ACRES | USAGES |
| TRACT B | 57,534 | 1.31 | OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT |
| TRACT C | 42,094 | 0.97 | OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT |
| TRACT F | 709 | 0.02 | OPEN SPACE, COMMON AREA |
| TOTAL | 100,337 | 2.30 | |




| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°45'51"W | 1.66' |
| L2 | N87°00'06"W | 40.06' |
| L3 | S85°36'07"W | 50.02' |
| L4 | S86°58'46"W | 50.00' |
| L5 | S86°58'46"W | 90.00' |
| L6 | N03°01'14"W | 60.00' |
| L7 | S03°01'14"E | 65.42' |
| L8 | S67°32'37"W | 87.99' |
| L9 | N69°27'35"E | 50.00' |
| L10 | N75°03'33"E | 102.86' |
| L11 | N79°46'20"E | 42.29' |
| L12 | N80°51'52"E | 42.29' |
| L13 | N81°57'24"E | 42.29' |
| L14 | N83°02'56"E | 42.29' |
| L15 | N84°08'28"E | 42.29' |
| L16 | N85°14'01"E | 42.29' |
| L17 | N86°19'33"E | 42.29' |
| L18 | N87°24'10"E | 42.29' |
| L19 | S17°17'16"E | 112.36' |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 94.87' | 1995.00' | 002°43'29" |
| C2 | 89.83' | 1945.00' | 002°38'46" |
| C3 | 39.27' | 25.00' | 090°00'00" |
| C4 | 39.27' | 25.00' | 090°00'00" |
| C5 | 38.54' | 25.00' | 088°18'58" |
| C6 | 40.11' | 25.00' | 091°54'58" |
| C7 | 27.46' | 1720.00' | 000°54'54" |

C1 RADIAL BEARING = S86°51'31"W
C2 RADIAL BEARING = S84°05'47"W
C3 RADIAL BEARING = S86°58'46"W
C4 RADIAL BEARING = N03°01'14"W
C6 RADIAL BEARING = S69°27'35"W

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SECTION: 5 & 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

FINAL PLAT

RED ROCK VILLAGE IIIA
LOTS 69-130
PINAL COUNTY, ARIZONA

MAY 2025

REVISIONS:

ATWELL

PM. J. SPRING
DR. T. CABRERA
JOB NO.
18003548

SCALE 0 30 60
1" = 60 FEET

18003548 RR VILLAGE IIIA.DWG

SHEET NO.
2 OF 4

FP24-023

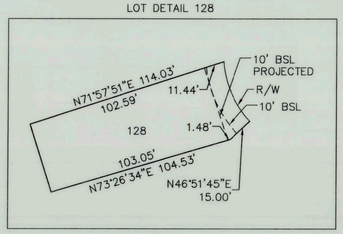
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
22282
JAMES G. SPRING
Date Signed 5/5/25
ARIZONA U.S.A.

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\IX IIIA\18003548 RR VILLAGE IIIA.DWG SAVEDATE:5/5/2025 1:31 PM PLOTDATE:5/5/2025 1:32 PM

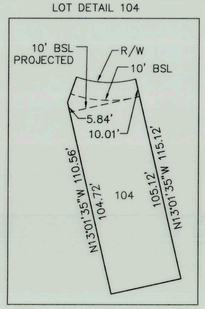
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LOT DETAIL 128




LOT DETAIL 104




| CURVE TABLE | | | | CURVE TABLE | | | |
|---|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 38.54' | 25.00' | 088°18'58" | C9 | 17.20' | 55.00' | 017°54'50" |
| C2 | 40.11' | 25.00' | 091°54'58" | C10 | 114.39' | 55.00' | 119°10'09" |
| C3 | 52.83' | 1670.00' | 001°48'45" | C11 | 17.09' | 55.00' | 017°48'24" |
| C4 | 76.58' | 1695.00' | 002°35'19" | C12 | 16.28' | 55.00' | 016°57'33" |
| C5 | 27.46' | 1720.00' | 000°54'54" | C13 | 119.86' | 55.00' | 124°51'49" |
| C6 | 65.58' | 1720.00' | 002°11'05" | C14 | 16.65' | 55.00' | 017°20'29" |
| C7 | 36.70' | 25.00' | 084°07'11" | C15 | 57.33' | 36.50' | 089°59'13" |
| C8 | 54.06' | 36.50' | 084°51'20" | C16 | 39.43' | 25.00' | 090°22'09" |

| LOT TABLE | | | LOT TABLE | | |
|---|---|---|---|---|---|
| LOT | AREA SQ FT | AREA ACRES | LOT | AREA SQ FT | AREA ACRES |
| 88 | 4800 | 0.110 | 115 | 5396 | 0.124 |
| 89 | 4800 | 0.110 | 116 | 4822 | 0.111 |
| 90 | 4693 | 0.108 | 117 | 4941 | 0.113 |
| 91 | 8423 | 0.193 | 118 | 4939 | 0.113 |
| 92 | 10494 | 0.241 | 119 | 4939 | 0.113 |
| 104 | 4694 | 0.108 | 120 | 4939 | 0.113 |
| 105 | 4886 | 0.112 | 121 | 4939 | 0.113 |
| 106 | 4944 | 0.113 | 122 | 4939 | 0.113 |
| 107 | 4934 | 0.113 | 123 | 4939 | 0.113 |
| 108 | 4943 | 0.113 | 124 | 4939 | 0.113 |
| 109 | 4932 | 0.113 | 125 | 4939 | 0.113 |
| 110 | 4943 | 0.113 | 126 | 4882 | 0.112 |
| 111 | 4938 | 0.113 | 127 | 5945 | 0.136 |
| 112 | 4946 | 0.114 | 128 | 4714 | 0.108 |
| 113 | 4941 | 0.113 | 129 | 4868 | 0.112 |
| 114 | 4949 | 0.114 | 130 | 5989 | 0.137 |

| LINE TABLE | | | LINE TABLE | | |
|---|---|---|---|---|---|
| LINE # | DIRECTION | LENGTH | LINE # | DIRECTION | LENGTH |
| L1 | N23°13'48"E | 18.33' | L13 | N88°22'23"E | 42.29' |
| L2 | S67°32'37"W | 87.99' | L14 | N89°50'27"E | 41.65' |
| L3 | S67°32'37"W | 79.47' | L15 | N89°03'48"E | 32.89' |
| L4 | N69°27'35"E | 50.00' | L16 | N25°52'47"W | 36.04' |
| L5 | N79°46'20"E | 42.29' | L17 | S89°45'51"W | 1.66' |
| L6 | N80°51'52"E | 42.29' | L18 | N46°51'45"E | 15.00' |
| L7 | N81°57'24"E | 42.29' | L19 | N19°21'11"E | 15.00' |
| L8 | N83°02'56"E | 42.29' | L20 | N78°49'40"E | 42.66' |
| L9 | N84°08'28"E | 42.29' | L21 | N78°49'40"E | 19.22' |
| L10 | N85°14'01"E | 42.29' | L22 | N81°08'06"E | 85.33' |
| L11 | N86°19'33"E | 42.29' | L23 | N00°09'33"W | 94.89' |
| L12 | N87°24'10"E | 42.29' | | | |

FP24-023

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SECTION: 5 & 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

# FINAL PLAT
## RED ROCK VILLAGE IIIA LOTS 69-130
PINAL COUNTY, ARIZONA

MAY 2025

REVISIONS:

ATWELL

PM. J. SPRING
DR. T. CABRERA
JOB NO. 18003548

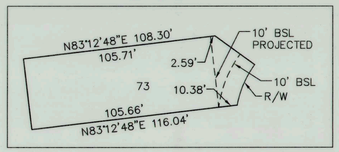
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1" = 40 FEET

18003548 RR VILLAGE IIA.DWG

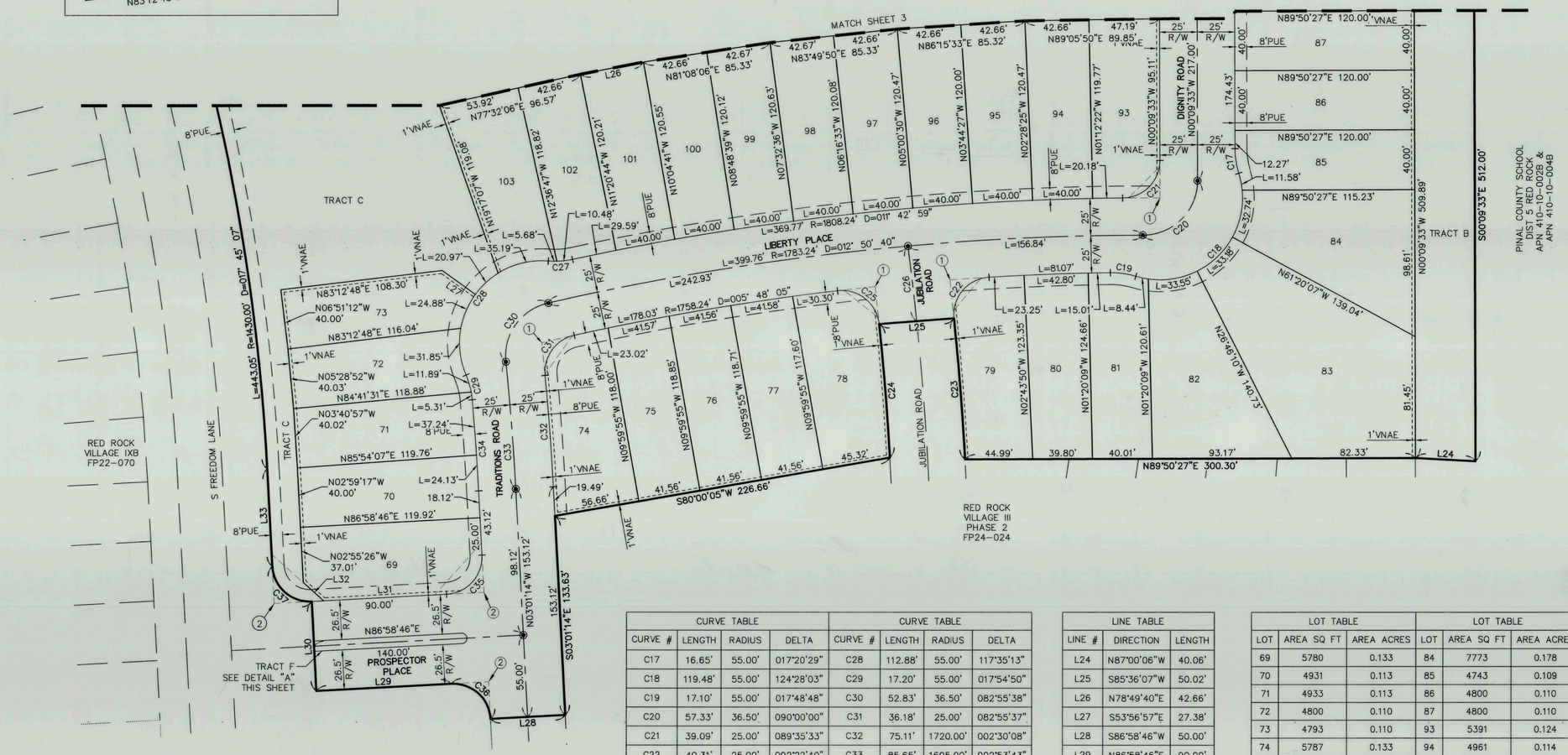
SHEET NO. 3 OF 4

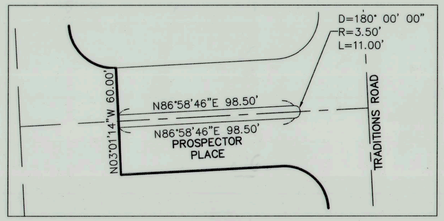
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LOT DETAIL 73




MATCH SHEET 3




TRACT F
DETAIL A
(THIS SHEET)

| CURVE TABLE | | | | CURVE TABLE | | | |
|---|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CURVE # | LENGTH | RADIUS | DELTA |
| C17 | 16.65' | 55.00' | 017°20'29" | C28 | 112.88' | 55.00' | 117°35'13" |
| C18 | 119.48' | 55.00' | 124°28'03" | C29 | 17.20' | 55.00' | 017°54'50" |
| C19 | 17.10' | 55.00' | 017°48'48" | C30 | 52.83' | 36.50' | 082°55'38" |
| C20 | 57.33' | 36.50' | 090°00'00" | C31 | 36.18' | 25.00' | 082°55'37" |
| C21 | 39.09' | 25.00' | 089°35'33" | C32 | 75.11' | 1720.00' | 002°30'08" |
| C22 | 40.31' | 25.00' | 092°22'40" | C33 | 85.65' | 1695.00' | 002°53'43" |
| C23 | 94.87' | 1995.00' | 002°43'29" | C34 | 61.37' | 1670.00' | 002°06'20" |
| C24 | 89.83' | 1945.00' | 002°38'46" | C35 | 39.27' | 25.00' | 090°00'00" |
| C25 | 39.66' | 25.00' | 090°53'27" | C36 | 39.27' | 25.00' | 090°00'00" |
| C26 | 50.73' | 1970.00' | 001°28'32" | C37 | 39.27' | 25.00' | 090°00'00" |
| C27 | 16.16' | 55.00' | 016°49'48" | | | | |

| LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L24 | N87°00'06"W | 40.06' |
| L25 | S85°36'07"W | 50.02' |
| L26 | N78°49'40"E | 42.66' |
| L27 | S53°56'57"E | 27.38' |
| L28 | S86°58'46"W | 50.00' |
| L29 | N86°58'46"E | 90.00' |
| L30 | N03°01'14"W | 60.00' |
| L31 | N86°58'46"E | 82.00' |
| L32 | S48°01'14"E | 18.37' |
| L33 | S03°01'14"E | 65.42' |

| LOT TABLE | | | LOT TABLE | | |
|---|---|---|---|---|---|
| LOT | AREA SQ FT | AREA ACRES | LOT | AREA SQ FT | AREA ACRES |
| 69 | 5780 | 0.133 | 84 | 7773 | 0.178 |
| 70 | 4931 | 0.113 | 85 | 4743 | 0.109 |
| 71 | 4933 | 0.113 | 86 | 4800 | 0.110 |
| 72 | 4800 | 0.110 | 87 | 4800 | 0.110 |
| 73 | 4793 | 0.110 | 93 | 5391 | 0.124 |
| 74 | 5787 | 0.133 | 94 | 4961 | 0.114 |
| 75 | 4925 | 0.113 | 95 | 4966 | 0.114 |
| 76 | 4940 | 0.113 | 96 | 4966 | 0.114 |
| 77 | 4914 | 0.113 | 97 | 4968 | 0.114 |
| 78 | 5793 | 0.133 | 98 | 4971 | 0.114 |
| 79 | 5542 | 0.127 | 99 | 4972 | 0.114 |
| 80 | 5124 | 0.118 | 100 | 4970 | 0.114 |
| 81 | 4953 | 0.114 | 101 | 4972 | 0.114 |
| 82 | 7778 | 0.179 | 102 | 4953 | 0.114 |
| 83 | 13214 | 0.303 | 103 | 5478 | 0.126 |

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# FINAL PLAT
## RED ROCK VILLAGE IIIA
## LOTS 69-130
PINAL COUNTY, ARIZONA

COUNTY: PINAL
SECTION: 5 & 8
TOWNSHIP: 10 SOUTH
RANGE: 10 EAST

MAY 2025

REVISIONS:

ATWELL

PM. J. SPRING
DR. T. CABRERA
JOB NO. 18003548
SCALE 0 20 40
1" = 40 FEET
18003548 RR VILLAGE IIA.DWG
SHEET NO. 4 OF 4

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 22282 JAMES G. SPRING Date Signed 4/30/25 ARIZONA U.S.A.

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