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FINAL PLAT OF "RED ROCK VILLAGE IIIB"

LOCATED IN THE NORTH HALF OF SECTION 8,
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. 31-700362.0001.
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 A, B, D, E, AND G 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 MID SECTION LINE OF SECTION 8, T.10S., R.10E. BEING S00°04'06"E WITH A DISTANCE OF 5244.47' 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

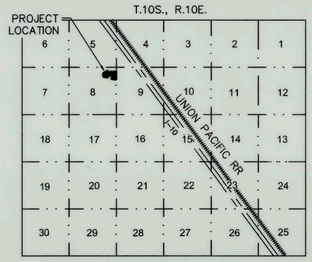
ACKNOWLEDGMENT

STATE OF ARIZONA)
) SS
COUNTY OF PIMA)

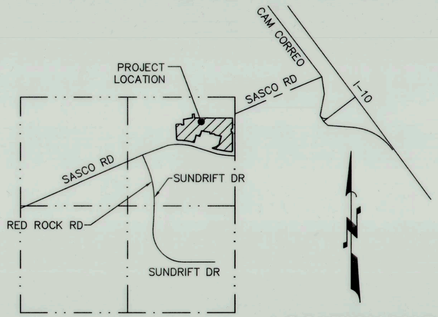
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF MAY, 2025. BY CHAD KOLODZIEJ, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE VICE PRESIDENT OF DIAMOND VENTURES OF RED ROCK VENTURES. LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED 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 # 609712 MY COMMISSION EXPIRES JULY 07, 2025

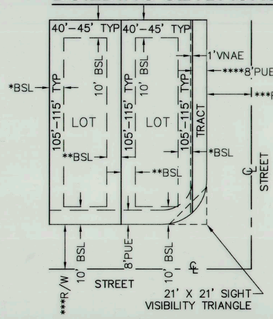


VICINITY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=1000'+/-
SECTIONS 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 MOHL, 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: Greg R. Mohl

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. MOHL 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 # 609712 MY COMMISSION EXPIRES

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=45'X115'

LOTS: 1-68

LAND USE TABLE

GROSS ACRES	16.62 AC
NET AREA	3.76 AC
45'X105' & 45'X115'	68 LOTS
NET DENSITY	4.09 DU/AC
OPEN SPACE	4.95 AC
PERCENTAGE OF OPEN SPACE	29.8%

BASE ZONING & ZONING CASE

BASE ZONING: CR-4/PAD
CASE NO.: PZ-042-23 & PZ-PD-016-23 (RED ROCK VILLAGE PAD 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 5/13/25 ARIZONA U.S.A.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

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

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

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

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST AGREEMENT, FEE NO. 2025-035109 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: _____ CHAIR — ATTEST: _____ CLERK

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 IIIB", LOCATED IN THE NORTH HALF OF SECTION 8, 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 A, B, D, E, AND G 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 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 A, B, D AND E 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 TESSENSOHN

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 TESSENSOHN 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

NOTARY PUBLIC — June 19, 2028 MY COMMISSION EXPIRES

JUSTINA DENDAUW Notary Public - State of Arizona MARICOPA COUNTY Commission # 667784 Expires June 19, 2028

FP24-024

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

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

FINAL PLAT
RED ROCK VILLAGE IIIB
LOTS 1-68
PINAL COUNTY, ARIZONA

MAY 2025

REVISIONS:

ATWELL

PM. J. SPRING
DR. T. CABRERA
JOB NO. 18003548
N.T.S.
18003548 RR VILLAGE IIIB FP.DWG
SHEET NO. 1 OF 5

K:\18003548-ME RED ROCK\DWG\SURVEY\FINAL PLAT\FX IIIB\18003548 RR VILLAGE IIIB FP.DWG SAVEDATE:5/5/2025 1:20 PM PLOTDATE:5/5/2025 1:22 PM

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LEGAL DESCRIPTION

LOCATED IN THE NORTH HALF OF SECTION 8, 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 ALUMINUM CAP FLUSH, STAMPED RLS 35545 2005, ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 8, FROM WHICH A FOUND ALUMINUM CAP FLUSH, STAMPED RLS 19344 ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST, THEREOF BEARS S00°04'08"E A DISTANCE OF 5244.47' FEET;

THENCE, ALONG THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 8, S00°04'06"E A DISTANCE OF 1016.40 FEET;

THENCE, LEAVING THE NORTH–SOUTH MID–SECTION LINE OF SAID SECTION 8, N90°00'00"E A DISTANCE OF 1206.26 FEET TO THE POINT OF BEGINNING;

THENCE, N03°01'14"W A DISTANCE OF 332.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N86°58'46"E A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, N86°58'46"E, A DISTANCE OF 50.00 FEET;

THENCE, N03°01'14"W A DISTANCE OF 133.63 FEET;

THENCE, N80°00'05"E A DISTANCE OF 226.66 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 89.83 FEET, WITH A RADIUS OF 1945.00 FEET AND THE RADIAL BEARING OF S86°44'33"W AND A CENTRAL ANGLE OF 02°38'46";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, N85°36'07"E, 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 94.87 FEET, WITH A RADIUS OF 1995.00 FEET AND THE RADIAL BEARING OF S84°08'02"W AND A CENTRAL ANGLE OF 02°43'29";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, N89°50'27"E, A DISTANCE OF 300.30 FEET;

THENCE, S87°00'06"E A DISTANCE OF 40.06 FEET;

THENCE, N89°45'51"E A DISTANCE OF 585.00 FEET;

THENCE, S00°09'33"E A DISTANCE OF 244.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.68 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 89°43'18";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, S00°26'15"E, A DISTANCE OF 30.00 FEET;

THENCE, S89°33'45"W A DISTANCE OF 0.61 FEET;

THENCE, S00°26'15"E A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 52.00 FEET, WITH A RADIUS OF 33.00 FEET AND THE RADIAL BEARING OF S00°26'02"E AND A CENTRAL ANGLE OF 90°16'29";

THENCE, S00°09'33"E A DISTANCE OF 424.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 54.39 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 94°25'58" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 303.54 FEET, WITH A RADIUS OF 1941.00 FEET AND A CENTRAL ANGLE OF 08°57'36";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, N76°56'11"W, A DISTANCE OF 119.05 FEET;

THENCE, N72°41'43"W A DISTANCE OF 38.15 FEET;

THENCE, N17°51'59"E A DISTANCE OF 10.00 FEET;

THENCE, N75°43'22"E A DISTANCE OF 79.47 FEET;

THENCE, N54°24'01"E A DISTANCE OF 99.34 FEET;

THENCE, N11°48'24"E A DISTANCE OF 104.37 FEET;

THENCE, N18°35'41"E A DISTANCE OF 107.90 FEET;

THENCE, N00°26'15"W A DISTANCE OF 5.61 FEET;

THENCE, N81°29'24"W A DISTANCE OF 144.19 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 11.32 FEET, WITH A RADIUS OF 200.00 FEET AND THE RADIAL BEARING OF N81°29'24"W AND A CENTRAL ANGLE OF 03°14'37";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, N84°44'02"W, A DISTANCE OF 25.00 FEET;

THENCE, N25°00'11"W A DISTANCE OF 21.97 FEET;

THENCE, S89°33'45"W A DISTANCE OF 100.95 FEET;

THENCE, N22°30'52"W A DISTANCE OF 16.19 FEET;

THENCE, N00°16'02"E A DISTANCE OF 31.48 FEET;

THENCE, N89°43'58"W A DISTANCE OF 36.71 FEET;

THENCE, N81°08'59"W A DISTANCE OF 167.06 FEET;

THENCE, S17°51'59"W A DISTANCE OF 140.79 FEET;

THENCE, N72°08'01"W A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 78.14 FEET, WITH A RADIUS OF 1625.00 FEET AND A CENTRAL ANGLE OF 02°45'19";

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, S15°06'40"W, A DISTANCE OF 179.18 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

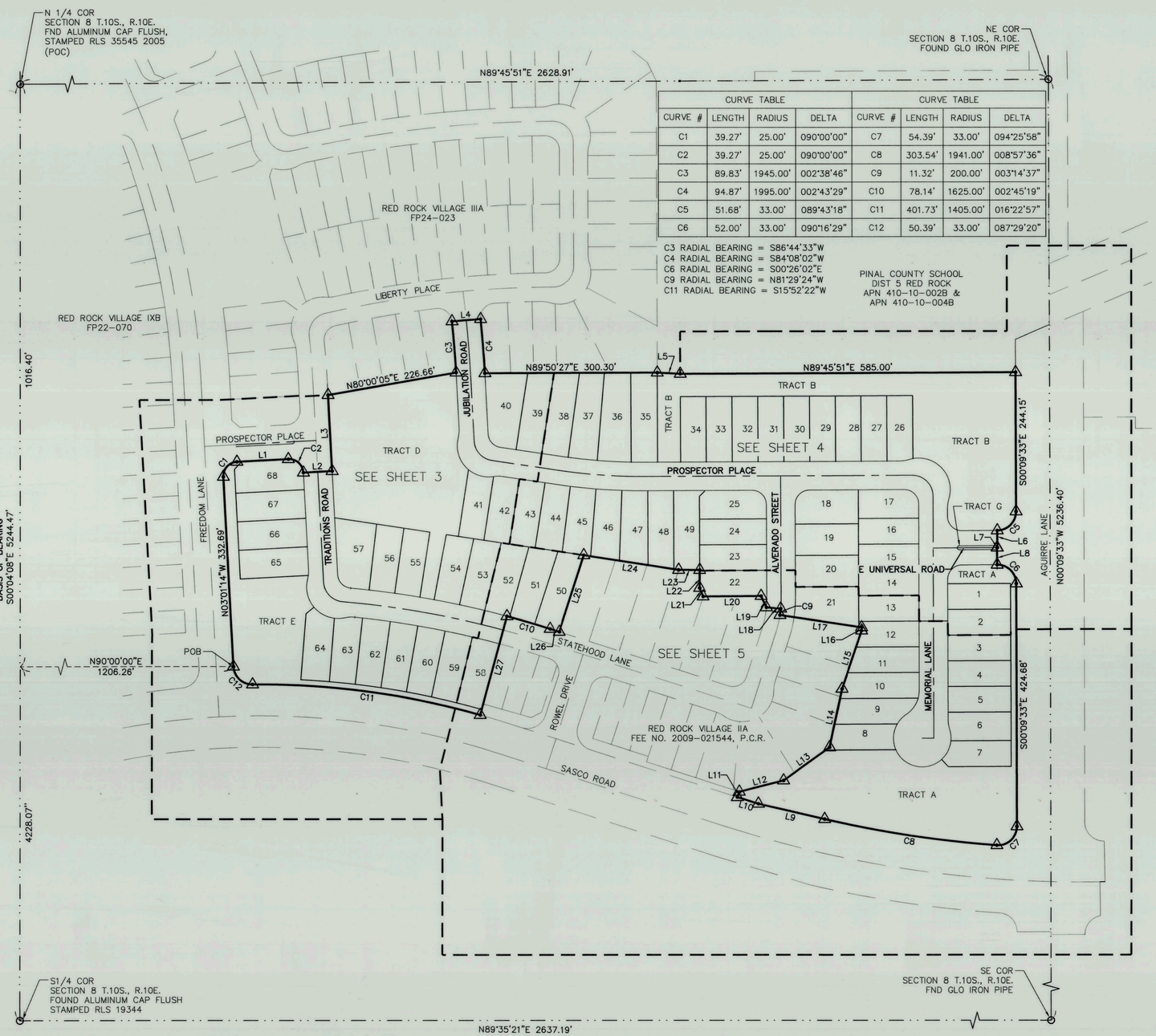
LEGAL DESCRIPTION

THENCE, ALONG A LINE NON–TANGENT TO SAID CURVE, S15°06'40"W, A DISTANCE OF 179.18 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 401.73 FEET, WITH A RADIUS OF 1405.00 FEET AND THE RADIAL BEARING OF S15°52'22"W AND A CENTRAL ANGLE OF 16°22'57" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 50.39 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 87°29'20" TO THE POINT OF BEGINNING.

AREA TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT A	59,621	1.37	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT B	64,640	1.48	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT D	59,879	1.37	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT E	31,146	0.72	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TRACT G	479	0.01	OPEN SPACE, COMMON AREA, DRAINAGE, RETENTION & PUBLIC UTILITY ESMT
TOTAL	215,765	4.95	



CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	090°00'00"	C7	54.39'	33.00'	094°25'58"
C2	39.27'	25.00'	090°00'00"	C8	303.54'	1941.00'	008°57'36"
C3	89.83'	1945.00'	002°38'46"	C9	11.32'	200.00'	003°14'37"
C4	94.87'	1995.00'	002°43'29"	C10	78.14'	1625.00'	002°45'19"
C5	51.68'	33.00'	089°43'18"	C11	401.73'	1405.00'	016°22'57"
C6	52.00'	33.00'	090°16'29"	C12	50.39'	33.00'	087°29'20"

C3 RADIAL BEARING = S86°44'33"W
C4 RADIAL BEARING = S84°08'02"W
C6 RADIAL BEARING = S00°26'02"E
C9 RADIAL BEARING = N81°29'24"W
C11 RADIAL BEARING = S15°52'22"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N86°58'46"E	90.00'
L2	N86°58'46"E	50.00'
L3	N03°01'14"W	133.63'
L4	N85°36'07"E	50.02'
L5	S87°00'06"E	40.06'
L6	S00°26'15"E	30.00'
L7	S89°33'45"W	0.61'
L8	S00°26'15"E	30.00'
L9	N76°56'11"W	119.05'
L10	N72°41'43"W	38.15'
L11	N17°51'59"E	10.00'
L12	N75°43'22"E	79.47'
L13	N54°24'01"E	99.34'
L14	N11°48'24"E	104.37'
L15	N18°35'41"E	107.90'
L16	N00°26'15"W	5.61'
L17	N81°29'24"W	144.19'
L18	N84°44'02"W	25.00'
L19	N25°00'11"W	21.97'
L20	S89°33'45"W	100.95'
L21	N22°30'52"W	16.19'
L22	N00°16'02"E	31.48'
L23	N89°43'58"W	36.71'
L24	N81°08'59"W	167.06'
L25	S17°51'59"W	140.79'
L26	N72°08'01"W	16.83'
L27	S15°06'40"W	179.18'

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FINAL PLAT

RED ROCK VILLAGE IIIB
LOTS 1-68

PINAL COUNTY, ARIZONA

MAY 2025

REVISIONS:

ATWELL

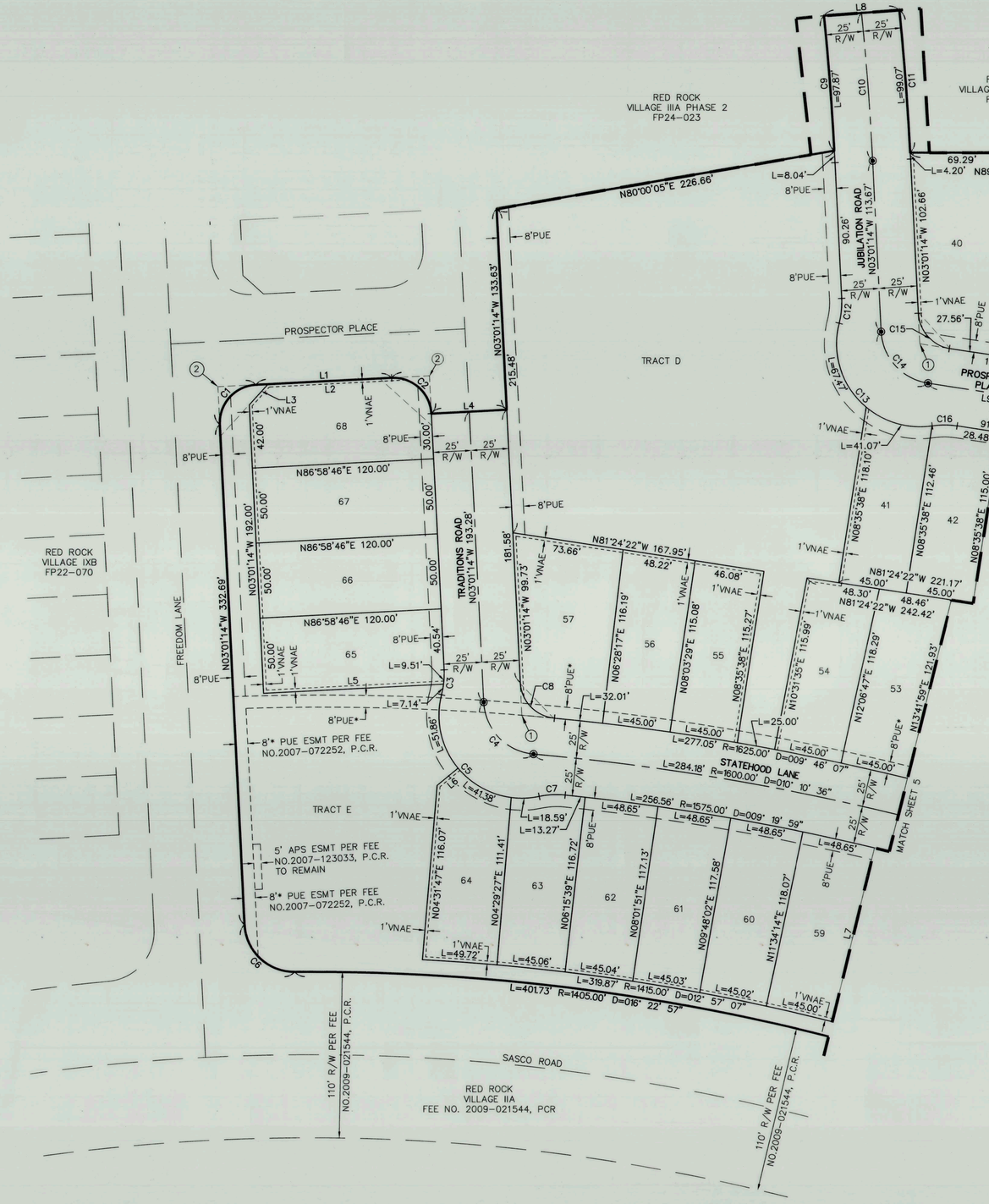
PM. J. SPRING
DR. T. CABRERA
JOB NO. 18003548
SCALE 0 50 100
1" = 100 FEET
18003548 RR VILLAGE IIIB FP.DWG
SHEET NO. 2 OF 5

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

FP24–024

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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
8' PUE*	8' PUE EASEMENT PER FEE NO. 2007–072252, P.C.R.
8' PUE**	8' PUE EASEMENT PER FEE NO. 2009–021544, P.C.R.
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	EXISTING RIGHT OF WAY LINE
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE

LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
39	6274	0.144	60	5518	0.127
40	7907	0.182	61	5497	0.126
41	5038	0.116	62	5478	0.126
42	5161	0.118	63	5366	0.123
53	5599	0.129	64	5873	0.135
54	5456	0.125	65	5997	0.138
55	5240	0.120	66	6000	0.138
56	5384	0.124	67	6000	0.138
57	7391	0.170	68	6381	0.146
59	5541	0.127			

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N86°58'46"E	90.00'
L2	N86°58'46"E	82.00'
L3	N41°58'46"E	18.38'
L4	N86°58'46"E	50.00'
L5	N86°58'46"E	119.18'
L6	N50°17'45"E	17.84'
L7	N13°20'26"E	118.60'
L8	N85°36'07"E	50.02'
L9	N81°24'22"W	114.49'

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	090°00'00"	C9	89.83'	1945.00'	002°38'46"
C2	39.27'	25.00'	090°00'00"	C10	98.47'	1970.00'	002°51'50"
C3	16.65'	55.00'	017°20'29"	C11	94.87'	1995.00'	002°43'29"
C4	52.27'	36.50'	082°02'41"	C12	16.65'	55.00'	017°20'29"
C5	111.83'	55.00'	116°30'11"	C13	108.54'	55.00'	113°04'06"
C6	50.39'	33.00'	087°29'24"	C14	49.94'	36.50'	078°23'08"
C7	17.24'	55.00'	017°57'38"	C15	34.20'	25.00'	078°23'08"
C8	35.62'	25.00'	081°38'12"	C16	16.65'	55.00'	017°20'29"

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

FP24–024

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

FINAL PLAT

RED ROCK VILLAGE IIIB LOTS 1-68

PINAL COUNTY, ARIZONA

MAY 2025

REVISIONS:

ATWELL

PM. J. SPRING
DR. T. CABRERA
JOB NO. 18003548
SCALE 0 20 40
1" = 40 FEET
18003548 RR VILLAGE IIIB FP.DWG
SHEET NO. 3 OF 5

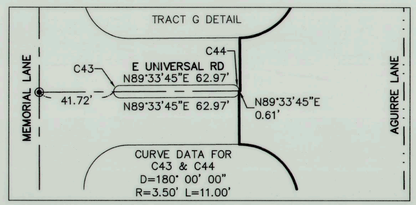
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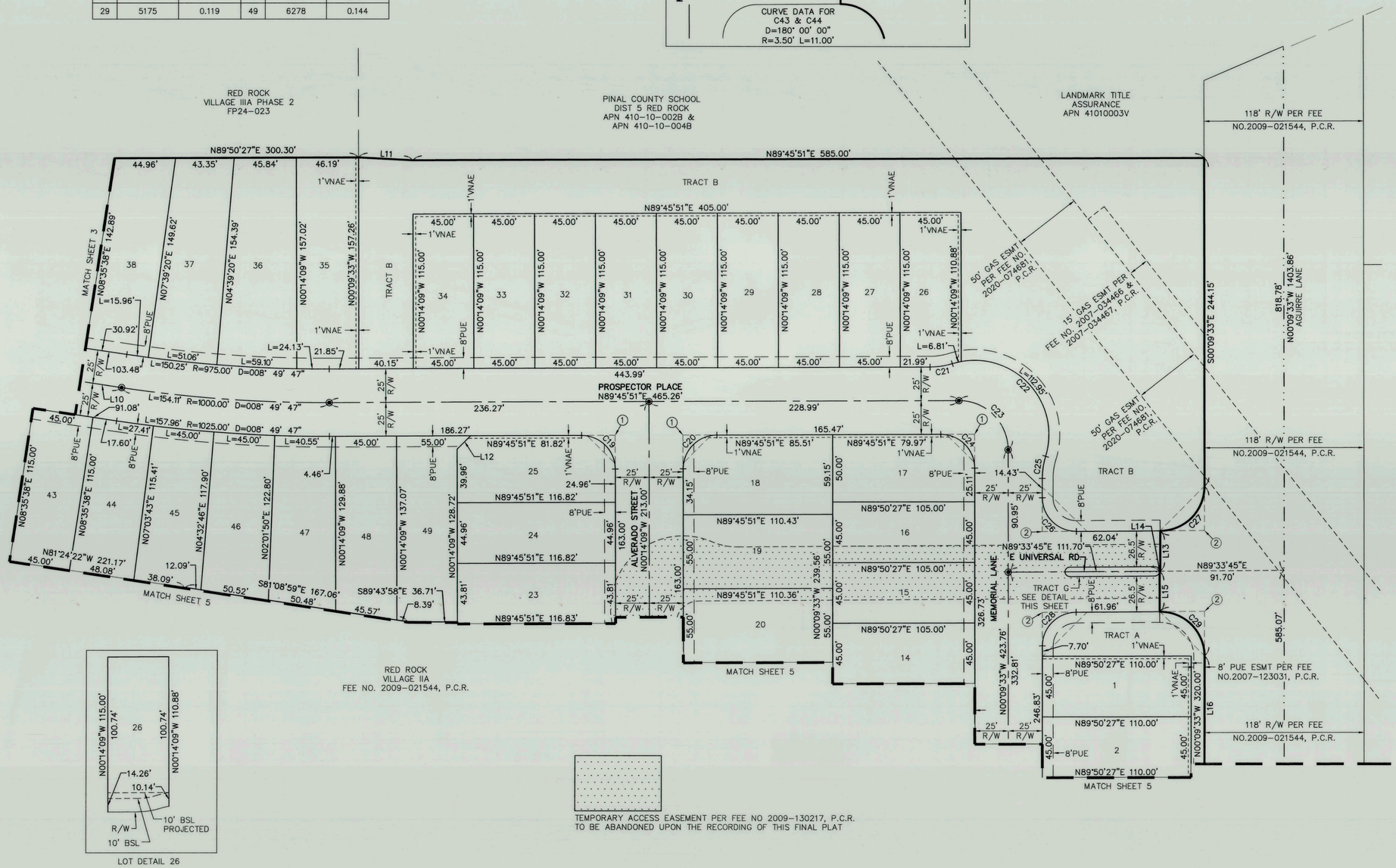
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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
1	4950	0.114	30	5175	0.119
2	4950	0.114	31	5175	0.119
14	4725	0.108	32	5175	0.119
15	4725	0.108	33	5175	0.119
16	4725	0.108	34	5175	0.119
17	5123	0.118	35	7246	0.166
18	6400	0.147	36	8176	0.188
19	6072	0.139	37	7164	0.164
20	6068	0.139	38	6684	0.153
23	5257	0.121	43	5175	0.119
24	5257	0.121	44	5356	0.123
25	5632	0.129	45	5538	0.127
26	5139	0.118	46	5725	0.131
27	5175	0.119	47	5992	0.138
28	5175	0.119	48	6006	0.138
29	5175	0.119	49	6278	0.144

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N81°24'22"W	114.49'
L11	S87°00'06"E	40.06'
L12	N44°45'51"E	14.14'
L13	S00°26'15"E	30.00'
L14	S89°33'45"W	0.61'
L15	S00°26'15"E	30.00'
L16	N00°09'33"W	424.68'

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
C19	39.27'	25.00'	090°00'00"	C26	39.39'	25.00'	090°16'42"
C20	39.27'	25.00'	090°00'00"	C27	51.68'	33.00'	089°43'18"
C21	16.65'	55.00'	017°20'29"	C28	39.15'	25.00'	089°43'18"
C22	119.76'	55.00'	124°45'34"	C29	52.00'	33.00'	090°16'29"
C23	57.38'	36.50'	090°04'36"	C43	11.00'	3.50'	180°00'00"
C24	39.30'	25.00'	090°04'36"	C44	11.00'	3.50'	180°00'00"
C25	16.65'	55.00'	017°20'29"				





LOT DETAIL 26

FP24-024

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FINAL PLAT
RED ROCK VILLAGE IIIB
LOTS 1-68
PINAL COUNTY, ARIZONA

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

MAY 2025

REVISIONS:

ATWELL

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JOB NO.
18003548

SCALE 0 20 40
1" = 40 FEET

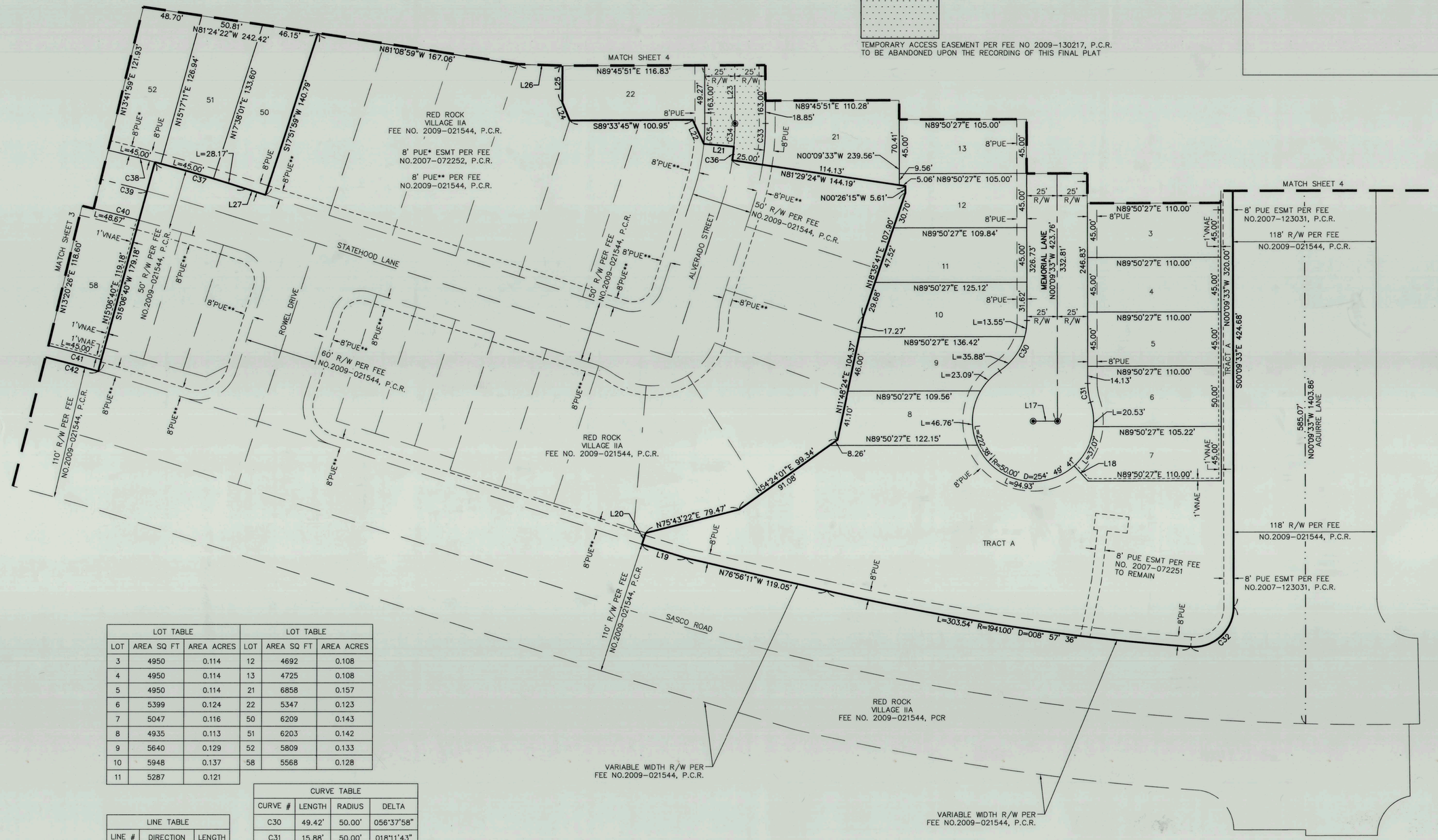
18003548 RR VILLAGE IIIB FP.DWG

SHEET NO.
4 OF 5

PROFESSIONAL LAND SURVEYOR
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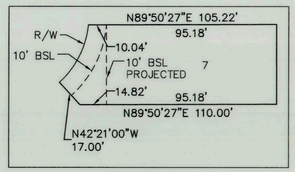
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LOT TABLE			LOT TABLE		
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES
3	4950	0.114	12	4692	0.108
4	4950	0.114	13	4725	0.108
5	4950	0.114	21	6858	0.157
6	5399	0.124	22	5347	0.123
7	5047	0.116	50	6209	0.143
8	4935	0.113	51	6203	0.142
9	5640	0.129	52	5809	0.133
10	5948	0.137	58	5568	0.128
11	5287	0.121			

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	N89°50'27"E	20.00'
L18	N42°21'00"W	17.00'
L19	N72°41'43"W	38.15'
L20	N17°51'59"E	10.00'
L21	N84°44'02"W	25.00'
L22	N25°00'11"W	21.97'
L23	N00°14'09"W	213.00'
L24	N22°30'52"W	16.19'
L25	N00°16'02"E	31.48'
L26	N89°43'58"W	36.71'
L27	N72°08'01"W	16.83'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C30	49.42'	50.00'	056°37'58"
C31	15.88'	50.00'	018°11'43"
C32	54.39'	33.00'	094°25'58"
C33	34.34'	225.00'	008°44'45"
C34	19.21'	200.00'	005°30'07"
C35	16.81'	175.00'	005°30'07"
C36	11.32'	200.00'	003°14'37"
C37	78.14'	1625.00'	002°45'19"
C38	277.05'	1625.00'	009°46'07"
C39	284.18'	1600.00'	010°10'36"
C40	256.56'	1575.00'	009°19'59"
C41	319.87'	1415.00'	012°57'07"
C42	401.73'	1405.00'	016°22'57"



LOT DETAIL 7

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FINAL PLAT

RED ROCK VILLAGE IIIB
LOTS 1-68

PINAL COUNTY, ARIZONA

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

MAY 2025

REVISIONS:

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DR. T. CABRERA
JOB NO. 18003548

SCALE 0 20 40
1" = 40 FEET

18003548 RR VILLAGE IIIB FP.DWG

SHEET NO. 5 OF 5

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