FINAL PLAT
SHERWOOD PARK – UNIT 1
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN. PINAL COUNTY, ARIZONA
PINAL COUNTY, ARIZONA

GENERAL NOTES

1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF EPCOR 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. DWR 86-400665.0001.
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20230182. (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 ROSEWOOD HEIGHTS HOMEOWNERS ASSOCIATION TO ENSURE THAT THE HEIGHT RESTRICTIONS WITHIN THE SIGHT TRIANGLES ARE MET.
5. NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
6. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE ROSEWOOD HEIGHTS HOMEOWNERS ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
10. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY
11. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND ADMINISTERED BY THE PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BUILDING SAFETY DIVISION.
12. TRACTS A, B, C, D, E, F, G, H, KK, LL, R, S, T, U AND V ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE ROSEWOOD HEIGHTS HOMEOWNERS 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 (DATE) IN FEE NO. 2025-012543 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.
15. THIS SUBDIVISION IS ADJACENT TO ARIZONA STATE LAND, WHICH MAY BE DEVELOPED FOR ANY POSSIBLE LAND USE IN THE FUTURE.

BENCHMARKS

SIERRA VISTA DR & BELLA VISTA RD (ENTELLUS PT # 802)
PINAL COUNTY ALUMINUM CAP FLUSH – NORTHEAST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST. PINAL COUNTY SECTION CORNER GIS DATABASE PT# 308165
RECORD ELEVATION = 1521.32 (NAVD-88 DATUM)

MAGMA RESET (ENTELLUS PT # 600)
NGS BRASS CAP IN CONCRETE "MAGMA 1936"
PID-DU2293
RECORD ELEVATION = 1524.511 (NAVD-88 DATUM)

Q282 (ENTELLUS PT # 601)
NGS BRASS CAP IN CONCRETE "US COAST AND GEODETIC SURVEY Q282 1948"
PID-DU0672
RECORD ELEVATION = 1490.958 (NAVD-88 DATUM)

BASE ZONING AND ZONING CASE NO.	
EXISTING ZONING	R7-PAD
ZONING CASE #	PZ-PD-003-13/R7 W/ PAD OVERLAY

LOT DEVELOPMENT STANDARDS TABLE			
LOT SIZE	48' x 120'	55' x 120'	65' x 120'
MAX BUILDING HEIGHT	30'	30'	30'
MAX LOT AREA	10,063	10,063	10,063
MIN WIDTH	48'	55'	55'
* MIN FRONT YARD	15'/20'	15'/20'	15'/20'
MIN REAR YARD	20'	20'	20'
MIN DIST. BETWEEN BLDGS	13'	15'	15'
BUILDABLE AREA	47%	48%	51%
* FRONT YARD SETBACK 15' TO LIVING SPACE, 20' TO GARAGE MINIMUM.			

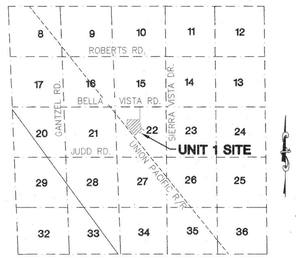
LAND USE TABLE		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,896,724.25	43.5428
AREA OF STREETS	455,225.76	10.4505
NET AREA	1,441,498.49	33.0923
AREA OF TRACTS	448,743.70	10.3017
% OF GROSS DENSITY	23.66	
LOT SIZE (MIN)	48'x 120' / 55' x 120' / 65' x 120'	
TOTAL LOTS	158	
OVERALL GROSS DENSITY	3.63 DU/AC	
OVERALL NET DENSITY	4.77 DU/AC	
AVERAGE AREA PER LOT	6283.26 S.F.	

OWNER
MATTAMY ARIZONA, LLC
9200 E. PIMA CENTER PKWY, SUITE 160
SCOTTSDALE, AZ 85258
PHONE: 480-302-6080
CONTACT: MATT ARNESON

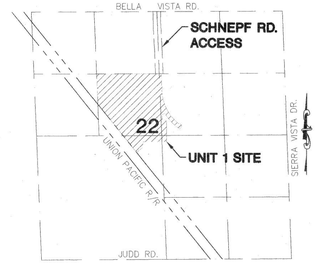
CIVIL ENGINEER
ENTELLUS, INC
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602-244-2566
CONTACT: MICHAEL R. GLEASON, P.E.

SERVICE PROVIDERS

WATER	EPCOR
SEWER	EPCOR
GAS	MESA GAS
ELECTRIC	SRP
CABLE TV/ TELEPHONE	CENTERYLINK/COX



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

BASIS OF BEARINGS

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010.00. NO ROTATION APPLIED.

TWO-POINT METHOD:
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. BEARING = SOUTH 02 DEGREES 32 MINUTES 26 SECONDS EAST

HOME OWNERS ASSOCIATION

THE PROJECT WILL BE INCORPORATED INTO A NEW HOMEOWNERS ASSOCIATION CALLED: "ROSEWOOD HEIGHTS HOMEOWNERS ASSOCIATION".

HOA RATIFICATION

THE UNDERSIGNED HEREBY RATIFIES AND CONSENTS TO THIS PLAT, INCLUDING IT'S MAINTENANCE OBLIGATIONS AS SET FORTH HEREON.

THE ROSEWOOD HEIGHTS HOMEOWNERS ASSOCIATION

BY: _____

ITS: President

ACKNOWLEDGEMENT OF RATIFICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS 25th DAY OF March, 2025, BEFORE ME PERSONALLY APPEARED Matthew Arneson, WHO ACKNOWLEDGED SELF TO BE THE VP of Land BEING DULY AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/27/26

ANTHONY JONES
Notary Public, State of Arizona
Maricopa County
Commission # 621783
My Commission Expires
January 27, 2026

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 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.

_____ 3/19/2025
REGISTERED LAND SURVEYOR SIGNATURE DATE
DANIEL G. FRANCETIC, RLS
ARIZONA REGISTERED LAND SURVEYOR # 33874
ENTELLUS, INC.
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602-244-2566
EMAIL: DFRANCETIC@ENTELLUS.COM

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33874
DANIEL G. FRANCETIC
Date Signed 3-19-2025
ARIZONA U.S.A.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

_____ 5-19-2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
PLANNING DIVISION

_____ 5/20/2025
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
AQUIFER PROTECTION DIVISION

_____ 05/20/2025
PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE
PINAL COUNTY ENGINEER

ASSURANCES IN THE FORM OF A THIRD PARTY TRUST ASSURANCE, FEE NO. SHERWOOD PARK UNIT 1 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT. 2025-012120

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. § 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: _____
CHAIRMAN CLERK

DECLARATION, TITLE WARRANTY & DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED THE PROPERTY DESCRIBED AND DEPICTED HEREON UNDER THE NAME OF SHERWOOD PARK – UNIT 1 LOCATED IN PART OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, 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.

THAT MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE TO: (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. MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 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.

PERPETUAL SEWER EASEMENT ("EPCOR EASEMENT") AS DESCRIBED IN THE PLAT ARE GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EPCOR EASEMENT, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE REASONABLE ACCESS TO THE EPCOR EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EPCOR EASEMENT WILL NOT BE REQUIRED.

NO BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT SHALL BE ERECTED OR CONSTRUCTED WITHIN THE LIMITS OF THE EPCOR EASEMENT, NOR SHALL THE GRADE OVER GRANTEE'S FACILITIES BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE. IN ADDITION, NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EPCOR EASEMENTS, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EPCOR EASEMENT SHALL BE LAID BELOW GRANTEE'S FACILITIES. NOTWITHSTANDING THE FOREGOING, FENCES, LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EPCOR EASEMENT, MAY BE CONSTRUCTED, ERECTED AND INSTALLED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

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 E AND R 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 ROSEWOOD HEIGHTS HOMEOWNERS 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 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 SURFACE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SEWER 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 SEWER LINES. MAINTENANCE OF THE SURFACE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HEREBY DECLARES ALL LETTERED TRACTS WITHIN THE SUBDIVISION AS COMMON AREAS FOR THE USE AND ENJOYMENT OF THE OWNERS WITHIN THE ROSEWOOD HEIGHTS HOMEOWNERS ASSOCIATION AND ARE DEDICATED TO THE ROSEWOOD HEIGHTS HOMEOWNERS ASSOCIATION, SUBJECT TO THE EASEMENTS AND RESTRICTIVE COVENANTS HEREIN, FOR THE PURPOSE INDICATED HEREIN AND AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SHERWOOD PARK.

IN WITNESS WHEREOF: MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, INCLUDING ITS HEIRS, SUCCESSORS, AND ASSIGNS, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,
THIS DAY 25 OF March, 2025.

MATTAMY ARIZONA, LLC AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
FIRST M. LAST
VICE PRESIDENT

ACKNOWLEDGEMENT OF DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 25 DAY OF March, 2025, BY Matthew Arneson, THE VP of Land OF MATTAMY ARIZONA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ON THEIR BEHALF.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/27/26

ANTHONY JONES
Notary Public, State of Arizona
Maricopa County
Commission # 621783
My Commission Expires
January 27, 2026

Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566

SHERWOOD PARK - UNIT 1
FINAL PLAT COVER

JOB NO: 544002
SHEET 1 OF 4

DATE PREPARED 03/19/25

FP21-063

FINAL PLAT
SHERWOOD PARK – UNIT 1
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
PINAL COUNTY, ARIZONA
PINAL COUNTY, ARIZONA

BOUNDARY AREA TABLE		
BDRY	AREA(SF)	AREA(AC)
Lot 109	5760.00	0.1322
Lot 110	5760.00	0.1322
Lot 111	5760.00	0.1322
Lot 112	5760.00	0.1322
Lot 113	5760.00	0.1322
Lot 114	5760.00	0.1322
Lot 115	5760.00	0.1322
Lot 116	7966.44	0.1829
Lot 117	10063.42	0.2310
Lot 118	9379.98	0.2153
Lot 119	5938.65	0.1363
Lot 120	6007.49	0.1379
Lot 121	6007.64	0.1379
Lot 122	6007.79	0.1379
Lot 123	6007.94	0.1379
Lot 124	6008.08	0.1379
Lot 125	6008.23	0.1379
Lot 126	6008.38	0.1379
Lot 127	6008.53	0.1379
Lot 128	6008.68	0.1379
Lot 129	6008.83	0.1379
Lot 130	6008.98	0.1379
Lot 131	6009.12	0.1380
Lot 132	6009.27	0.1380
Lot 133	6009.42	0.1380
Lot 134	6009.57	0.1380
Lot 135	6009.72	0.1380
Lot 136	6009.87	0.1380
Lot 137	6010.02	0.1380
Lot 138	6010.16	0.1380
Lot 139	6010.31	0.1380
Lot 140	5999.56	0.1377
Lot 141	8594.69	0.1973
Lot 142	5760.00	0.1322
Lot 143	5760.00	0.1322
Lot 144	5760.00	0.1322
Lot 145	5760.00	0.1322
Lot 146	5760.00	0.1322
Lot 147	5760.00	0.1322
Lot 148	5850.00	0.1343
Lot 149	5850.00	0.1343
Lot 150	5850.00	0.1343
Lot 151	5850.00	0.1343
Lot 152	5850.00	0.1343
Lot 153	5850.00	0.1343
Lot 154	5850.00	0.1343
Lot 155	5850.00	0.1343
Lot 156	5850.00	0.1343
Lot 157	5850.00	0.1343
Lot 158	5850.00	0.1343
Lot 159	5850.00	0.1343
Lot 160	5850.00	0.1343
Lot 161	5850.00	0.1343

BOUNDARY AREA TABLE		
BDRY	AREA(SF)	AREA(AC)
Lot 162	5850.00	0.1343
Lot 163	5850.00	0.1343
Lot 164	5850.00	0.1343
Lot 165	5850.00	0.1343
Lot 166	5850.00	0.1343
Lot 167	5850.00	0.1343
Lot 168	5850.00	0.1343
Lot 169	5850.00	0.1343
Lot 170	5850.00	0.1343
Lot 171	5850.00	0.1343
Lot 172	5760.00	0.1322
Lot 173	5760.00	0.1322
Lot 174	5760.00	0.1322
Lot 175	5760.00	0.1322
Lot 176	5760.00	0.1322
Lot 177	5760.00	0.1322
Lot 178	5785.00	0.1328
Lot 179	5760.00	0.1322
Lot 180	5760.00	0.1322
Lot 181	5760.00	0.1322
Lot 182	5760.00	0.1322
Lot 183	5760.00	0.1322
Lot 184	5760.00	0.1322
Lot 185	5760.00	0.1322
Lot 186	5760.00	0.1322
Lot 187	5760.00	0.1322
Lot 188	5760.00	0.1322
Lot 189	5760.00	0.1322
Lot 190	5760.00	0.1322
Lot 191	5760.00	0.1322
Lot 192	5760.00	0.1322
Lot 193	5760.00	0.1322
Lot 194	5760.00	0.1322
Lot 195	6600.00	0.1515
Lot 196	6600.00	0.1515
Lot 197	6600.00	0.1515
Lot 198	6600.00	0.1515
Lot 199	6600.00	0.1515
Lot 200	6600.00	0.1515
Lot 201	6600.00	0.1515
Lot 202	6600.00	0.1515
Lot 203	6600.00	0.1515
Lot 204	6600.00	0.1515
Lot 205	6600.00	0.1515
Lot 206	6987.06	0.1604
Lot 207	6600.00	0.1515
Lot 208	6600.00	0.1515
Lot 209	6600.00	0.1515
Lot 210	6600.00	0.1515
Lot 211	6600.00	0.1515
Lot 212	6600.00	0.1515
Lot 213	6600.00	0.1515
Lot 214	6600.00	0.1515

BOUNDARY AREA TABLE		
BDRY	AREA(SF)	AREA(AC)
Lot 215	6600.00	0.1515
Lot 216	6600.00	0.1515
Lot 217	6600.00	0.1515
Lot 218	6600.00	0.1515
Lot 219	6600.00	0.1515
Lot 220	6600.00	0.1515
Lot 221	6600.00	0.1515
Lot 222	6600.00	0.1515
Lot 223	6600.00	0.1515
Lot 224	6600.00	0.1515
Lot 225	6600.00	0.1515
Lot 226	6600.00	0.1515
Lot 227	6600.00	0.1515
Lot 228	6600.00	0.1515
Lot 229	6600.00	0.1515
Lot 230	6600.00	0.1515
Lot 231	6600.00	0.1515
Lot 232	6600.00	0.1515
Lot 233	6600.00	0.1515
Lot 234	6600.00	0.1515
Lot 235	6600.00	0.1515
Lot 236	6792.35	0.1559
Lot 237	6957.63	0.1597
Lot 238	6957.63	0.1597
Lot 239	6957.63	0.1597
Lot 240	6600.00	0.1515
Lot 241	6600.00	0.1515
Lot 242	6600.00	0.1515
Lot 243	6600.00	0.1515
Lot 244	6600.00	0.1515
Lot 245	6600.00	0.1515
Lot 246	6600.00	0.1515
Lot 247	6600.00	0.1515
Lot 248	6600.00	0.1515
Lot 249	6600.00	0.1515
Lot 250	6600.00	0.1515
Lot 251	6600.00	0.1515
Lot 252	6600.00	0.1515
Lot 253	6600.00	0.1515
Lot 254	6600.00	0.1515
Lot 255	6600.00	0.1515
Lot 256	6600.00	0.1515
Lot 257	6600.00	0.1515
Lot 258	6596.74	0.1514
Lot 259	6600.00	0.1515
Lot 260	6600.00	0.1515
Lot 261	6600.00	0.1515
Lot 262	6600.00	0.1515
Lot 263	6600.00	0.1515
Lot 264	6600.00	0.1515
Lot 265	6600.00	0.1515
Lot 266	6600.00	0.1515

BOUNDARY AREA TABLE		
BDRY	AREA(SF)	AREA(AC)
UNIT 1 BDRY	1896724.25	43.5428

RIGHT OF WAY AREA TABLE		
R/W	AREA(SF)	AREA(AC)
Road 1	114225.18	2.6222
Road 2	128419.97	2.9481
Road 3	212580.61	4.8802

TRACT AREA TABLE			
TRACT	AREA(SF)	AREA(AC)	USE
Tract A	20250.00	0.4649	OPEN SPACE, LANDSCAPING, ENTRY MONUMENT, PUE, SVTE
Tract B	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract C	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract D	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract E	341716.16	7.8447	OPEN SPACE, LANDSCAPING, REGIONAL TRAIL, RETENTION, PUE, SVTE, SRP ESMT., GAS ESMT., SEWER ESMT.
Tract F	14512.21	0.3332	OPEN SPACE, LANDSCAPING, AMMENITY, COMMUNITY PARK, PUE, SVTE
Tract G	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract H	1687.50	0.0387	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract KK	5032.21	0.1155	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract LL	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract R	35448.09	0.8138	OPEN SPACE, LANDSCAPING, RETENTION, AMMENITY, COMMUNITY PARK, PUE, SVTE
Tract S	4575.00	0.1050	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract T	4575.00	0.1050	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract U	1785.03	0.0410	OPEN SPACE, LANDSCAPING, PUE, SVTE
Tract V	2287.50	0.0525	OPEN SPACE, LANDSCAPING, PUE, SVTE

LEGEND

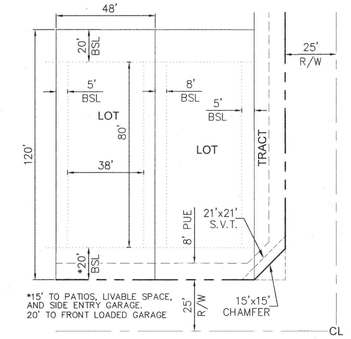
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT (ESMT)
- LOT LINE
- 1' VEHICULAR NON ACCESS EASEMENT (V.N.A.E.)
- SIGHT VISIBILITY TRIANGLE EASEMENT (S.V.T.E.)

SYMBOLS

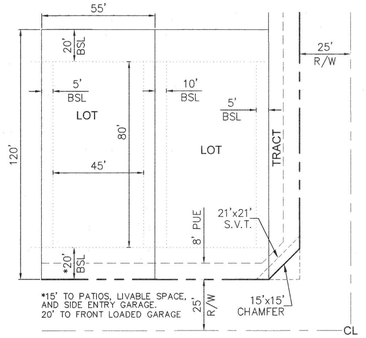
- LOT CORNER
- PROPERTY CORNER–SET 1/2" REBAR W/CAP "RLS 33874"
- CENTERLINE MONUMENT
- FOUND BCFL
- FOUND BCHH
- CALCULATED POSITION

ABBREVIATIONS

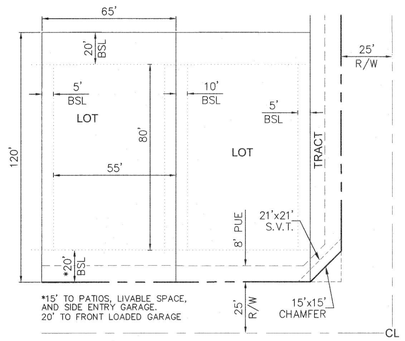
CL	CENTER LINE
BCFL	FOUND BRASS CAP FLUSH
BCHH	FOUND BRASS CAP IN HAND HOLE
BSL	BUILDING SETBACK LINE
FND	FOUND
L=	CURVE LENGTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY ESMT
R/W	RIGHT OF WAY
SVTE	SIGHT VISIBILITY TRIANGLE EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT



48' x 120' LOT DETAIL
N.T.S.



55' x 120' LOT DETAIL
N.T.S.



65' x 120' LOT DETAIL
N.T.S.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33874
DANIEL G. FRANCETIC
Date Signed 3-21-2025
ARIZONA U.S.A.

Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566

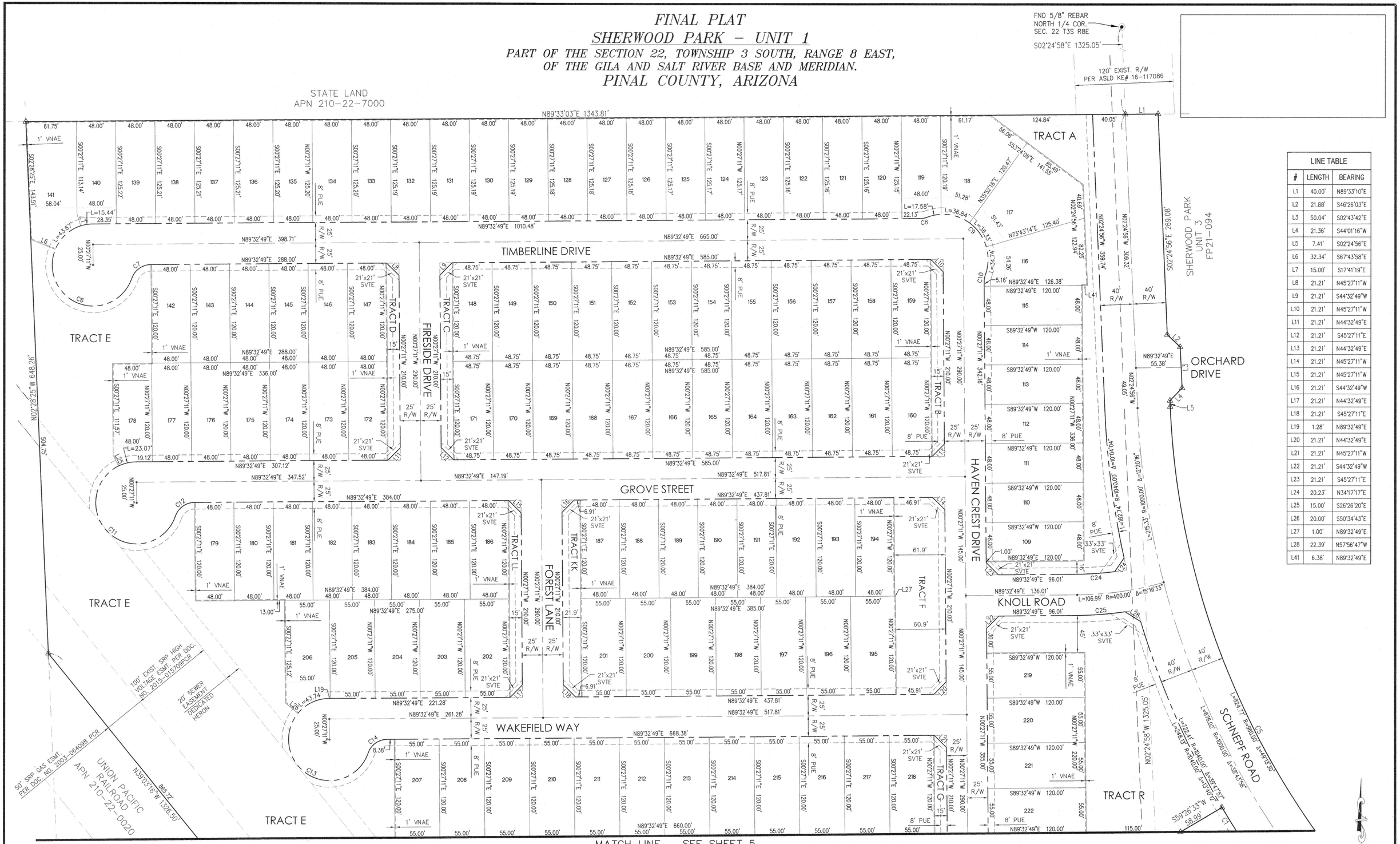
SHERWOOD PARK - UNIT 1
TABLES, DETAILS & LEGEND

JOB NO: 544002
SHEET 2 OF 4

DATE PREPARED 03/19/25

FP21-063

FINAL PLAT
SHERWOOD PARK – UNIT 1
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
PINAL COUNTY, ARIZONA



LINE TABLE		
#	LENGTH	BEARING
L1	40.00'	N89°33'10"E
L2	21.88'	S46°26'03"E
L3	50.04'	S02°43'42"E
L4	21.36'	S44°01'16"W
L5	7.41'	S02°24'56"E
L6	32.34'	S67°43'58"E
L7	15.00'	S17°41'19"E
L8	21.21'	N45°27'11"W
L9	21.21'	S44°32'49"W
L10	21.21'	N45°27'11"W
L11	21.21'	N44°32'49"E
L12	21.21'	S45°27'11"E
L13	21.21'	N44°32'49"E
L14	21.21'	N45°27'11"W
L15	21.21'	N45°27'11"W
L16	21.21'	S44°32'49"W
L17	21.21'	N44°32'49"E
L18	21.21'	S45°27'11"E
L19	1.28'	N89°32'49"E
L20	21.21'	N44°32'49"E
L21	21.21'	N45°27'11"W
L22	21.21'	S44°32'49"W
L23	21.21'	S45°27'11"E
L24	20.23'	N34°17'17"E
L25	15.00'	S26°26'20"E
L26	20.00'	S50°34'43"E
L27	1.00'	N89°32'49"E
L28	22.39'	N57°56'47"W
L41	6.38'	N89°32'49"E

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C1	474.28'	1040.00'	241.34'	26°07'45"
C5	824.77'	960.00'	439.78'	49°13'30"
C6	159.91'	50.00'	1763.66'	183°14'52"
C7	30.77'	25.00'	17.68'	70°31'39"
C8	8.89'	25.00'	4.49'	20°21'51"

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C9	125.49'	55.00'	119.93'	130°43'42"
C10	8.89'	25.00'	4.49'	20°21'51"
C11	195.95'	50.00'	122.09'	224°32'30"
C12	30.77'	25.00'	17.68'	70°31'39"
C13	174.88'	50.00'	277.84'	200°24'12"

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C14	30.77'	25.00'	17.68'	70°31'44"
C24	46.17'	375.00'	23.11'	7°03'14"
C25	58.53'	425.00'	29.31'	7°53'26"

50 25 0 50 100
SCALE: 1" = 50'

REGISTERED LAND SURVEYOR CERTIFICATE NO. 33874 DANIEL G. FRANCETIC 3-19-2025

Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566

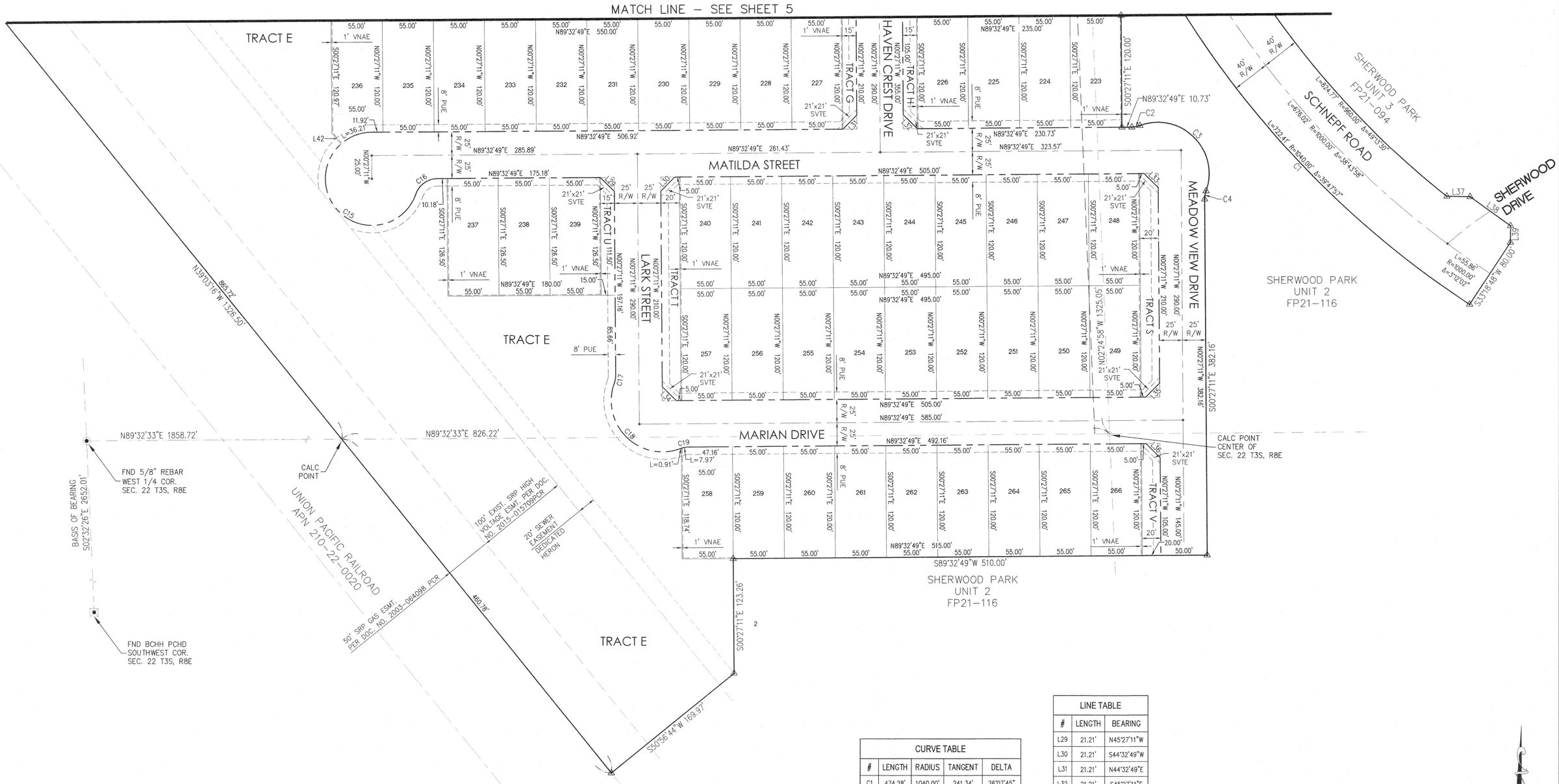
SHERWOOD PARK - UNIT 1
FINAL PLAT

JOB NO: 544002
SHEET 3 OF 4

DATE PREPARED 03/19/25

FP21-063

FINAL PLAT
SHERWOOD PARK – UNIT 1
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
PINAL COUNTY, ARIZONA



CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C1	474.28'	1040.00'	241.34'	26°07'45"
C2	8.89'	25.00'	4.49'	20°21'51"
C3	125.49'	55.00'	119.93'	130°43'42"
C4	8.89'	25.00'	4.49'	20°21'51"
C15	182.81'	50.00'	190.02'	209°29'04"
C16	30.77'	25.00'	17.68'	70°31'39"
C17	8.89'	25.00'	4.49'	20°21'51"
C18	125.49'	55.00'	119.93'	130°43'42"
C19	8.89'	25.00'	4.49'	20°21'51"

LINE TABLE		
#	LENGTH	BEARING
L29	21.21'	N45°27'11"W
L30	21.21'	S44°32'49"W
L31	21.21'	N44°32'49"E
L32	21.21'	S45°27'11"E
L33	21.21'	N45°27'11"W
L34	21.21'	S45°27'11"E
L35	21.21'	N44°32'49"E
L36	21.21'	N45°27'11"W
L37	25.02'	S88°58'59"E
L38	53.71'	S54°27'24"E
L39	17.82'	S00°38'29"W
L42	15.00'	S41°29'45"E

REGISTERED LAND SURVEYOR CERTIFICATE NO. 33674 DANIEL G. FRANCETIC

Entellus™
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566

SHERWOOD PARK - UNIT 1
FINAL PLAT

JOB NO: 544002
SHEET 4 OF 4

DATE PREPARED 03/19/25

FP21-063