FINAL PLAT
SHERWOOD PARK – UNIT 2
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.			

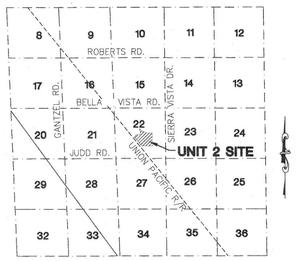
LAND USE TABLE		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	2,198,512.50	50.4709
AREA OF STREETS	427,394.64	9.8116
NET AREA	1,771,117.86	40.6593
AREA OF TRACTS	613,259.75	14.0785
% OF GROSS DENSITY	27.89	
LOT SIZE (MIN)	48' x 120' / 55' x 120' / 65' x 120'	
LOTS PER SIZE	(82) / (95) / (0)	
TOTAL LOTS	177	
OVERALL GROSS DENSITY	3.51 DU/AC	
OVERALL NET DENSITY	4.35 DU/AC	
AVERAGE AREA PER LOT	6541.57 S.F.	
MINIMUM LOT AREA	5760.00 S.F.	

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

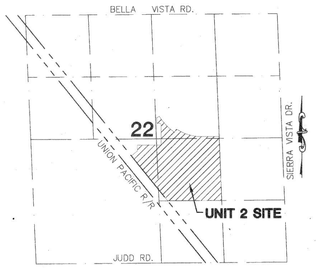
CIVIL ENGINEER
ENTELLUS, INC
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602–244–2566
CONTACT: MICHAEL R. GLEASON, P.E.

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 } SS
COUNTY OF PINAL }

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 _____

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

MY COMMISSION EXPIRES: 1/27/26

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 2 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT. 2025-012118

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 2 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 , BB, HH, II, R AND Y 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 } SS
COUNTY OF PINAL }

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

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

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: 1/27/26

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

SHERWOOD PARK - UNIT 2
FINAL PLAT COVER

JOB NO: 544002
SHEET 1 OF 6

DATE PREPARED 01/14/25

FP21–116

FINAL PLAT
SHERWOOD PARK – UNIT 2
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

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
267	6600.00	0.1515
268	6600.00	0.1515
269	6600.00	0.1515
270	6600.00	0.1515
271	6600.00	0.1515
272	6600.00	0.1515
273	6600.00	0.1515
274	6600.00	0.1515
275	6600.00	0.1515
276	6600.00	0.1515
277	6600.00	0.1515
278	6600.00	0.1515
279	6600.00	0.1515
280	6600.00	0.1515
281	6600.00	0.1515
282	6600.00	0.1515
283	6600.00	0.1515
284	6612.90	0.1518
285	7530.60	0.1729
286	6600.00	0.1515
287	6600.00	0.1515
288	6600.00	0.1515
289	6600.00	0.1515
290	6600.00	0.1515
291	6600.00	0.1515
292	6600.00	0.1515
293	6600.00	0.1515
294	6600.00	0.1515
295	6600.00	0.1515
296	6600.00	0.1515
297	6600.00	0.1515
298	6600.00	0.1515
299	6600.08	0.1515
300	6600.08	0.1515
301	6600.08	0.1515
302	6600.00	0.1515
303	6600.00	0.1515
304	6600.00	0.1515
305	6600.08	0.1515
306	6600.08	0.1515
307	6600.08	0.1515
308	6600.08	0.1515
309	6600.08	0.1515
310	6600.08	0.1515
311	6600.08	0.1515
312	6600.08	0.1515
313	6600.08	0.1515
314	6600.08	0.1515
315	6650.55	0.1527
316	7452.80	0.1711
317	6880.49	0.1580
318	6955.21	0.1597
319	6955.21	0.1597
320	6955.21	0.1597
321	6955.21	0.1597
322	6600.00	0.1515
323	6600.00	0.1515
324	6600.00	0.1515
325	6600.00	0.1515

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
326	6600.00	0.1515
327	6600.00	0.1515
328	6600.00	0.1515
329	6600.00	0.1515
330	6600.00	0.1515
331	6600.00	0.1515
332	6600.00	0.1515
333	6600.00	0.1515
334	6600.00	0.1515
335	6600.00	0.1515
336	6875.00	0.1578
337	6814.05	0.1564
338	7533.23	0.1729
339	6732.17	0.1545
340	6875.00	0.1578
341	6875.00	0.1578
342	6875.00	0.1578
343	6875.00	0.1578
344	6875.00	0.1578
345	6875.00	0.1578
346	6875.00	0.1578
347	6610.93	0.1518
348	6612.15	0.1518
349	6613.37	0.1518
350	6614.59	0.1519
351	6615.81	0.1519
352	6617.03	0.1519
353	6633.18	0.1523
354	7657.93	0.1758
355	8149.17	0.1871
356	8149.42	0.1871
357	8149.68	0.1871
358	8149.93	0.1871
359	8150.18	0.1871
360	8150.44	0.1871
361	8150.69	0.1871
362	7113.54	0.1633
363	7113.73	0.1633
364	7113.93	0.1633
365	7114.12	0.1633
366	7114.31	0.1633
367	7114.51	0.1633
368	7079.12	0.1625
369	12212.95	0.2804
370	16020.02	0.3678
371	7836.81	0.1799
372	5785.73	0.1328
373	5789.93	0.1329
374	5789.87	0.1329
375	5789.82	0.1329
376	5789.77	0.1329
377	5789.71	0.1329
378	5789.66	0.1329
379	5789.60	0.1329
380	5789.55	0.1329
381	5789.50	0.1329
382	5789.44	0.1329
383	5789.39	0.1329
384	5789.33	0.1329

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
385	5789.28	0.1329
386	5789.23	0.1329
387	5789.17	0.1329
388	6328.49	0.1453
389	9525.68	0.2187
390	9443.52	0.2168
391	6326.65	0.1452
392	5760.00	0.1322
393	5760.00	0.1322
394	5760.00	0.1322
395	5760.00	0.1322
396	6760.00	0.1322
397	5760.00	0.1322
398	5760.00	0.1322
399	5760.00	0.1322
400	5760.00	0.1322
401	5760.00	0.1322
402	5760.00	0.1322
403	5760.00	0.1322
404	5760.00	0.1322
405	5760.00	0.1322
406	5760.00	0.1322
407	5760.07	0.1322
408	5760.07	0.1322
409	5760.07	0.1322
410	5760.07	0.1322
411	5760.07	0.1322
412	5760.07	0.1322
413	5760.07	0.1322
414	5760.00	0.1322
415	5760.00	0.1322
416	5760.00	0.1322
417	5760.00	0.1322
418	5760.00	0.1322
419	5760.00	0.1322
420	5760.00	0.1322
421	5768.10	0.1324
422	5760.00	0.1322
423	5760.00	0.1322
424	5760.00	0.1322
425	5760.00	0.1322
426	5760.00	0.1322
427	5760.00	0.1322
428	6006.98	0.1379
429	6006.05	0.1379
430	6005.12	0.1379
431	6004.19	0.1378
432	6003.26	0.1378
433	6002.33	0.1378
434	6001.41	0.1378
435	6000.48	0.1378
436	5760.00	0.1322
437	5760.00	0.1322
438	5760.00	0.1322
439	5760.00	0.1322
440	5760.00	0.1322
441	5760.00	0.1322
442	5760.00	0.1322
443	5760.00	0.1322

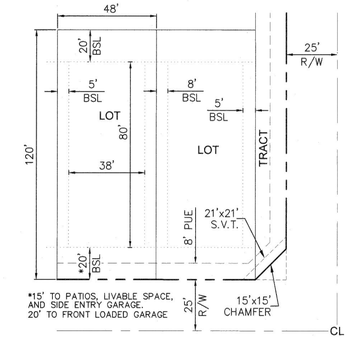
TRACT AREA TABLE			
TRACT	AREA(SF)	AREA(AC)	USE
TRACT AA	4322.96	0.0992	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT BB	34678.86	0.7961	OPEN SPACE, LANDSCAPING, RETENTION, PUE, SVTE, COMMUNITY PARK
TRACT CC	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT DD	1784.38	0.0410	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT E	264917.36	6.0817	OPEN SPACE, LANDSCAPING, REGIONAL TRAIL, RETENTION, PUE, SRP ESMT., GAS ESMT., SEWER ESMT.
TRACT EE	3452.77	0.0793	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT FF	3587.38	0.0824	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT GG	4556.85	0.1046	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT HH	11901.73	0.2732	OPEN SPACE, WELL SITE, LANDSCAPING, RETENTION, PUE
TRACT II	59904.48	1.3752	OPEN SPACE, LANDSCAPING, RETENTION, PUE, SVTE
TRACT R	190828.16	4.3808	OPEN SPACE, LANDSCAPING, RETENTION, AMMENITY, COMMUNITY PARK, PUE, SVTE
TRACT V	2287.50	0.0525	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT W	3375.02	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT X	3375.02	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT Y	16821.19	0.3862	OPEN SPACE, LANDSCAPING, RETENTION, PUE, SVTE
TRACT Z	4331.09	0.0994	OPEN SPACE, LANDSCAPING, PUE, SVTE

BOUNDARY AREA TABLE		
BDRY	AREA(SF)	AREA(AC)
UNIT 2 BDRY	2198512.50	50.4709

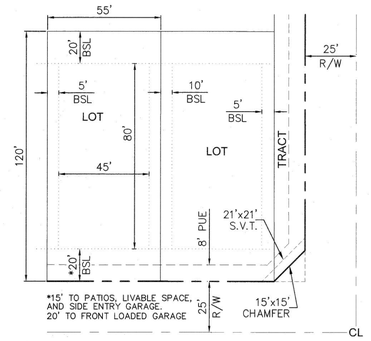
RIGHT OF WAY AREA TABLE		
R/W	AREA(SF)	AREA(AC)
LOCAL ROADS	427394.64	9.8116

SERVICE PROVIDERS

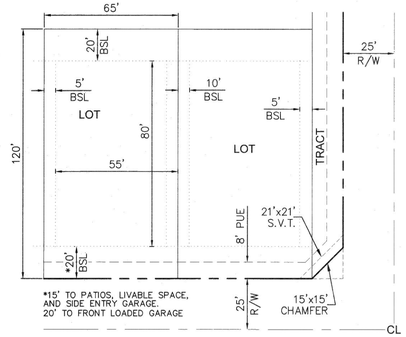
WATER	EPCOR
SEWER	EPCOR
GAS	MESA GAS
ELECTRIC	SRP
CABLE TV/ TELEPHONE	CENTERYLINK/COX



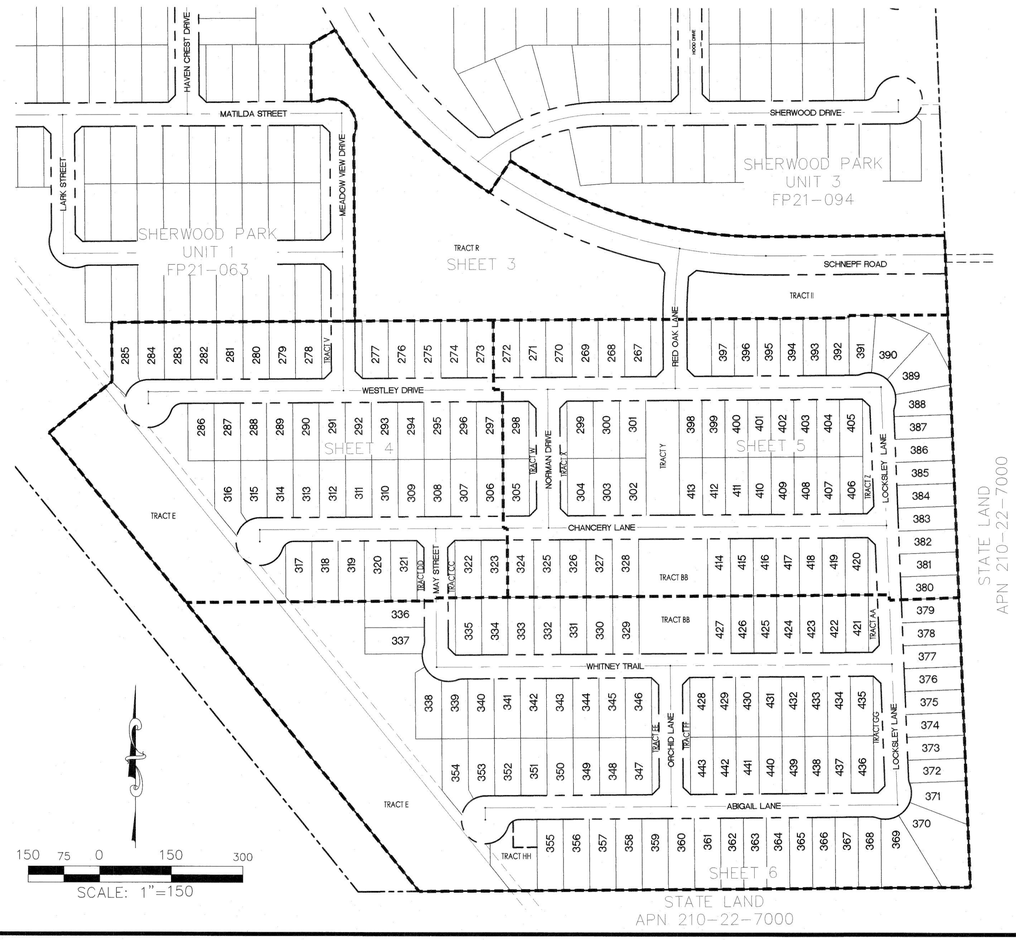
48' x 120' LOT DETAIL
N.T.S.



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 10/06/2025 ARIZONA U.S.A.

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

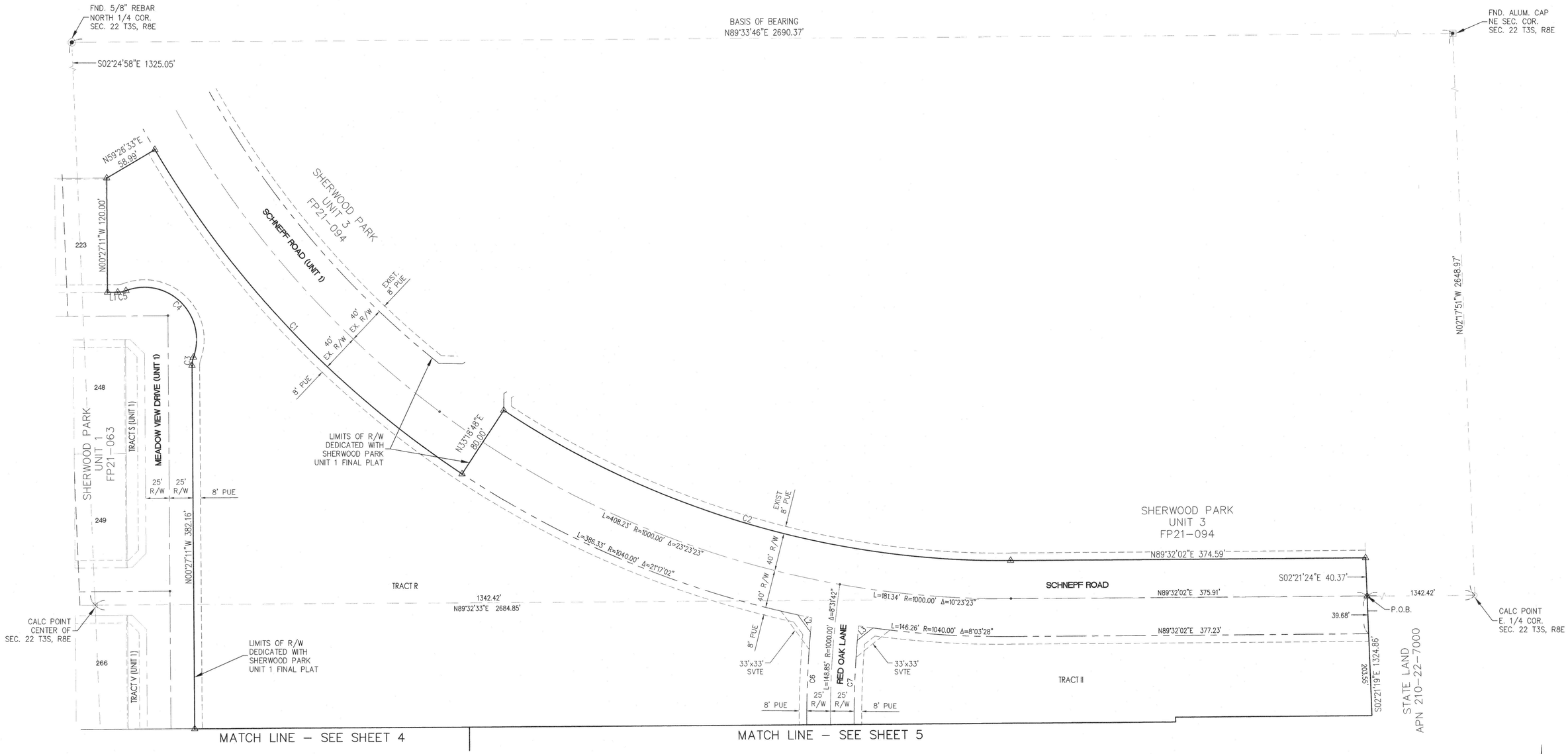
SHERWOOD PARK - UNIT 2
TABLES, DETAILS & LEGEND

JOB NO: 544002
SHEET 2 OF 6

DATE PREPARED 01/14/25

FP21-116

FINAL PLAT
SHERWOOD PARK – UNIT 2
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
MARICOPA COUNTY, ARIZONA
PINAL COUNTY, ARIZONA



CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C1	474.28'	1040.00'	241.34'	26°07'45"
C2	565.98'	960.00'	291.48'	33°46'47"
C3	8.89'	25.00'	4.49'	20°21'51"
C4	125.49'	55.00'	119.93'	130°43'42"
C5	8.89'	25.00'	4.49'	20°21'51"
C6	98.34'	1025.00'	49.21'	5°29'49"
C7	89.42'	975.00'	44.74'	5°15'17"

LINE TABLE		
#	LENGTH	BEARING
L1	10.73'	S89°32'49"W
L2	22.67'	N36°27'27"W
L3	20.96'	S51°36'54"W

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

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

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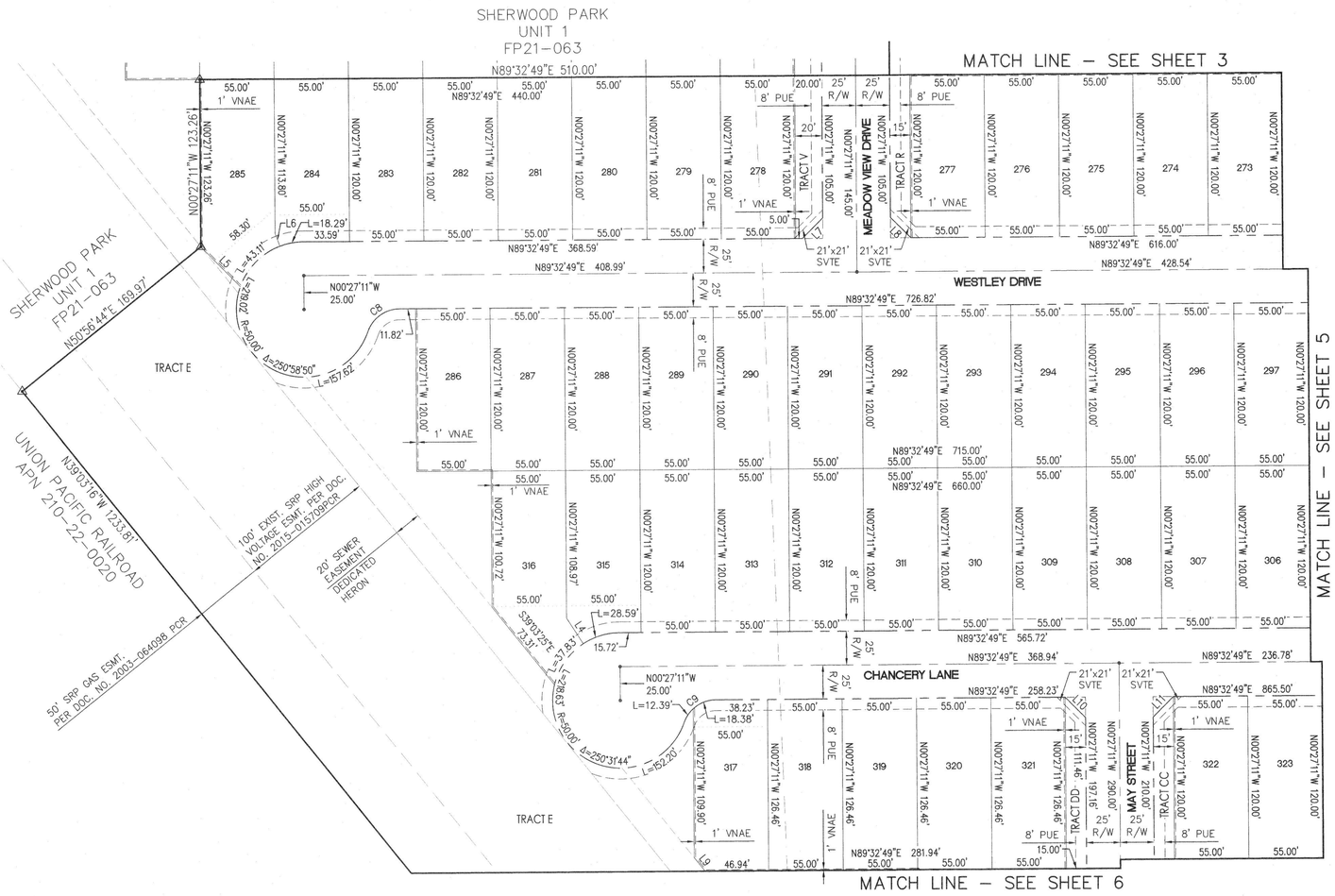
SHERWOOD PARK - UNIT 2
FINAL PLAT

JOB NO: 544002
SHEET 3 OF 6

DATE PREPARED 01/14/25

FP21-116

FINAL PLAT
SHERWOOD PARK – UNIT 2
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
MARICOPA COUNTY, ARIZONA
PINAL COUNTY, ARIZONA



CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C8	30.77'	25.00'	17.68'	70°31'39"
C9	30.77'	25.00'	17.68'	70°31'44"

LINE TABLE		
#	LENGTH	BEARING
L4	22.58'	S33°12'55"E
L5	41.45'	S44°57'33"E
L6	10.00'	S20°57'14"E
L7	21.21'	N44°32'49"E
L8	21.21'	S45°27'11"E
L9	12.92'	S39°03'25"E
L10	21.21'	S45°27'11"E
L11	21.21'	N44°32'49"E

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
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DANIEL G. FRANCETIC
3-31-2026

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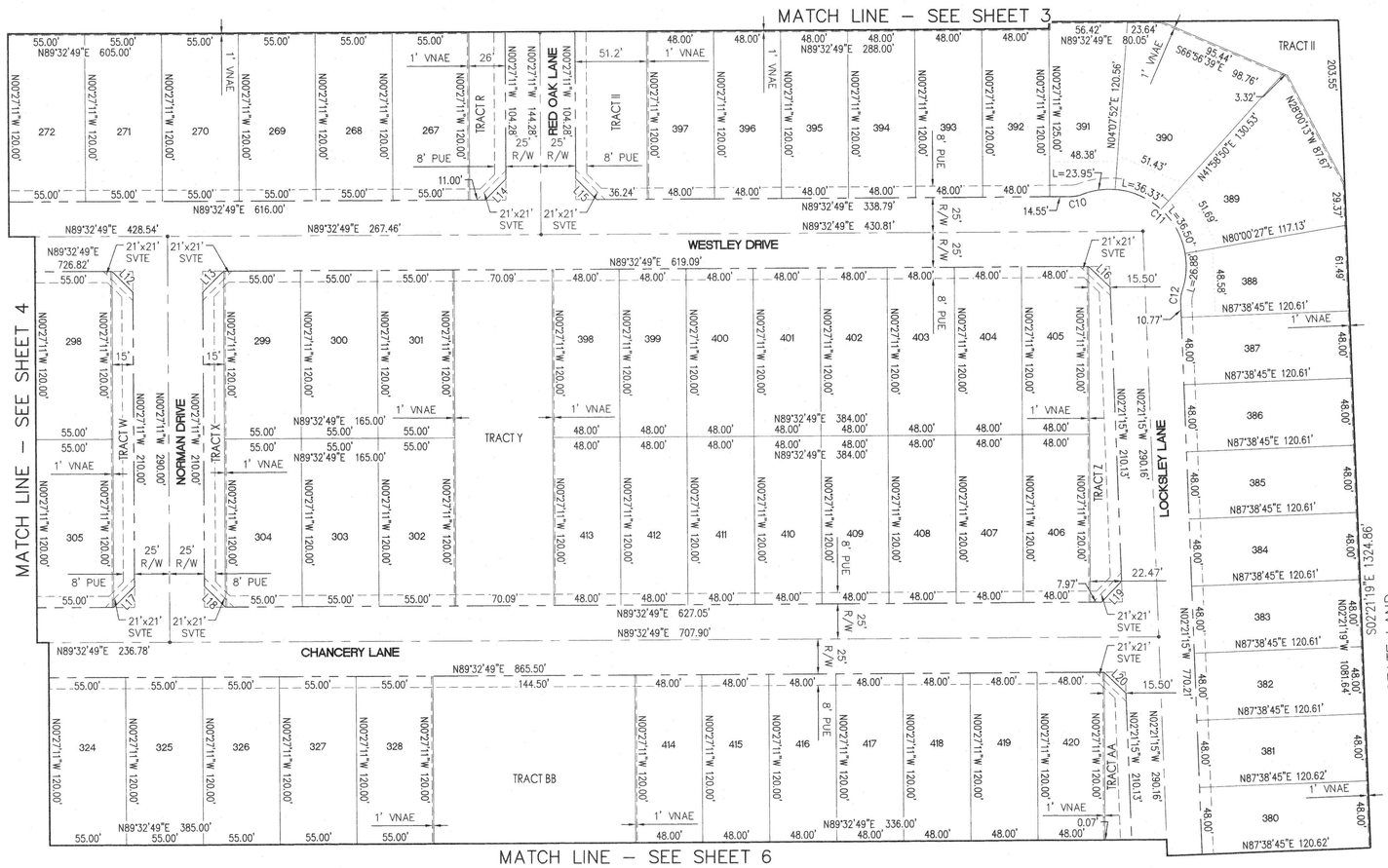
SHERWOOD PARK - UNIT 2
FINAL PLAT

JOB NO: 544002
SHEET 4 OF 6

DATE PREPARED 01/14/25

FP21-116

FINAL PLAT
SHERWOOD PARK – UNIT 2
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
MARICOPA COUNTY, ARIZONA
PINAL COUNTY, ARIZONA



CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C10	8.89'	25.00'	4.49'	20°21'51"
C11	123.67'	55.00'	114.86'	128°49'38"
C12	8.89'	25.00'	4.49'	20°21'51"

LINE TABLE		
#	LENGTH	BEARING
L12	21.21'	S45°27'11"E
L13	21.21'	N44°32'49"E
L14	21.21'	N44°32'49"E
L15	21.21'	S45°27'11"E
L16	21.56'	S46°24'13"E
L17	21.21'	N44°32'49"E
L18	21.21'	S45°27'11"E
L19	20.86'	N43°35'47"E
L20	21.56'	S46°24'13"E

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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33874
DANIEL G. FRANCETIC
3/19/2026

Entellus™
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SHERWOOD PARK - UNIT 2
FINAL PLAT

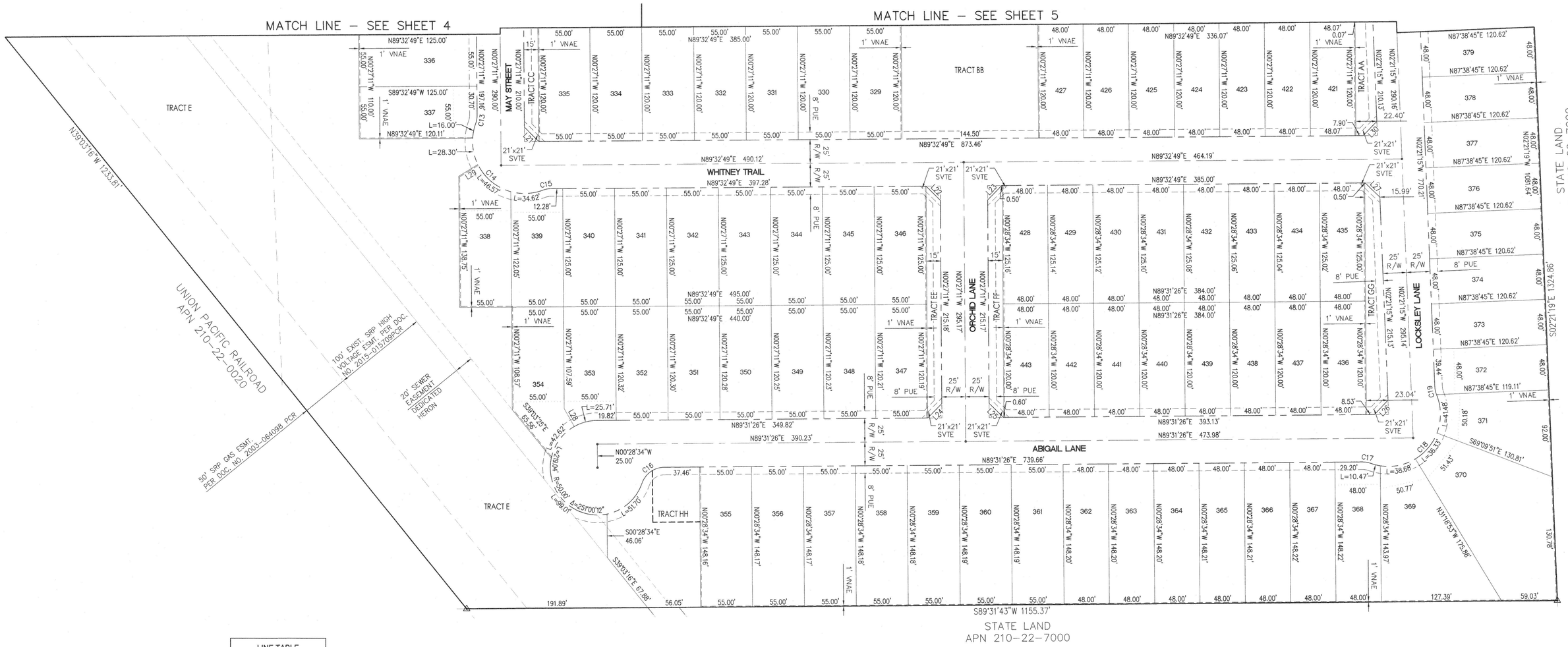
JOB NO. 544002
SHEET 5 OF 6

DATE PREPARED 01/14/25

FP21-116

FINAL PLAT
SHERWOOD PARK – UNIT 2

PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
MARICOPA COUNTY, ARIZONA
PINAL COUNTY, ARIZONA



CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C13	8.89'	25.00'	4.49'	20°21'51"
C14	125.49'	55.00'	119.93'	130°43'42"
C15	8.89'	25.00'	4.49'	20°21'51"
C16	30.77'	25.00'	17.68'	70°31'39"
C17	8.89'	25.00'	4.49'	20°21'51"
C18	126.96'	55.00'	124.30'	132°15'43"
C19	8.74'	25.00'	4.41'	20°01'12"

LINE TABLE		
#	LENGTH	BEARING
L21	21.21'	S45°27'11"E
L22	21.21'	S45°27'11"E
L23	21.21'	N44°32'49"E
L24	21.22'	N44°32'08"E
L25	21.20'	S45°28'34"E
L26	20.86'	N43°35'06"E
L27	21.56'	S46°24'13"E
L28	21.74'	S29°27'23"E
L29	23.80'	S58°21'21"W
L30	20.86'	N43°35'47"E

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

REGISTERED LAND SURVEYOR
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DANIEL G. FRANCETIC
ARIZONA U.S.A.
7-14-2025

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SHERWOOD PARK - UNIT 2
FINAL PLAT

JOB NO. 544002
SHEET 6 OF 6

DATE PREPARED 01/14/25

FP21-116