FINAL PLAT
SHERWOOD PARK – UNIT 3
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.			

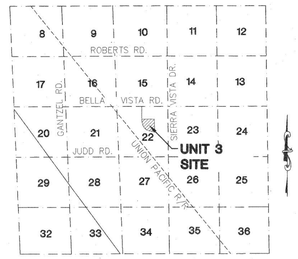
LAND USE TABLE		
DESCRIPTION	SQUARE FEET	ACRES
GROSS AREA	1,488,433.90	34.1697
AREA OF STREETS	277,947.83	6.3808
NET AREA	1,210,486.07	27.7889
AREA OF TRACTS	328,626.31	7.5442
% OF GROSS DENSITY	22.08	
LOT SIZE (MIN)	48'x 120' / 55' x 120' / 65' x 120'	
TOTAL LOTS	108	
OVERALL GROSS DENSITY	3.16 DU/AC	
OVERALL NET DENSITY	3.89 DU/AC	
AVERAGE AREA PER LOT	8,165.37	
MINIMUM LOT AREA	7,750.00 S.F.	

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

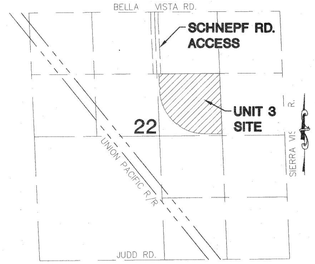
CIVIL ENGINEER
ENTELLUS, INC
3033 N. 44TH STREET, STE 250
PHOENIX, AZ 85018
PHONE: 602–244–2566
CONTACT: MICHAEL R. GLEASON, P.E.

UTILITY 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.

_____ 3/14/2025
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
3-14-2025
Date Signed

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 3 HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT. 2025-012122

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 3 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.

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.

DEDICATION OF VEHICULAR NON–ACCESS EASEMENT WHEN ADJACENT TO PUBLIC TRACTS, PUBLIC DRAINAGE EASEMENTS, TRACTS OR FACILITIES OR ADJACENT TO PUBLIC ARTERIAL OR COLLECTOR STREETS. 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 I, K AND N 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 25th 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: 1/26/27

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 3
FINAL PLAT COVER

JOB NO: 544002
SHEET 1 OF 4

DATE PREPARED 03/19/25

FP21–094

FINAL PLAT
SHERWOOD PARK – UNIT 3
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)
1	9316.10	0.2139
2	8153.15	0.1872
3	8153.57	0.1872
4	8153.98	0.1872
5	8154.40	0.1872
6	8154.82	0.1872
7	8155.23	0.1872
8	8155.65	0.1872
9	8156.07	0.1872
10	8156.48	0.1872
11	8156.90	0.1873
12	8157.32	0.1873
13	8157.73	0.1873
14	8158.15	0.1873
15	8158.56	0.1873
16	8158.98	0.1873
17	9222.98	0.2117
18	12778.02	0.2933
19	10704.36	0.2457
20	8125.00	0.1865
21	8399.88	0.1928
22	8224.99	0.1888
23	8224.99	0.1888
24	8224.99	0.1888
25	8224.99	0.1888
26	8224.47	0.1888
27	8544.65	0.1962
28	8612.75	0.1977
29	8613.85	0.1977
30	7800.00	0.1791
31	7800.00	0.1791
32	7800.00	0.1791
33	7800.00	0.1791
34	7800.00	0.1791
35	7800.00	0.1791
36	7800.00	0.1791
37	7800.00	0.1791
38	7800.00	0.1791
39	7800.00	0.1791
40	7800.00	0.1791
41	7800.00	0.1791
42	7787.09	0.1788
43	8123.26	0.1865
44	8125.00	0.1865
45	8125.00	0.1865
46	8125.00	0.1865
47	8125.00	0.1865
48	8125.00	0.1865
49	8125.00	0.1865
50	8060.16	0.1850
51	8315.27	0.1909
52	7800.00	0.1791
53	7800.00	0.1791
54	7800.00	0.1791

LOT AREA TABLE		
LOT #	AREA(SF)	AREA(AC)
55	7800.00	0.1791
56	7800.00	0.1791
57	7800.00	0.1791
58	7800.00	0.1791
59	7800.00	0.1791
60	7800.00	0.1791
61	7800.00	0.1791
62	8125.00	0.1865
63	8125.00	0.1865
64	8125.00	0.1865
65	7800.00	0.1791
66	7800.00	0.1791
67	7800.00	0.1791
68	7800.00	0.1791
69	7800.00	0.1791
70	7800.00	0.1791
71	7800.00	0.1791
72	7800.00	0.1791
73	7800.00	0.1791
74	7800.00	0.1791
75	7800.00	0.1791
76	7800.00	0.1791
77	7800.00	0.1791
78	7800.00	0.1791
79	7800.00	0.1791
80	7800.00	0.1791
81	7800.00	0.1791
82	7800.00	0.1791
83	7800.00	0.1791
84	7883.98	0.1810
85	9232.91	0.2120
86	10886.21	0.2499
87	10374.14	0.2382
88	10339.24	0.2374
89	9473.82	0.2175
90	8518.60	0.1956
91	7800.00	0.1791
92	7800.00	0.1791
93	7800.00	0.1791
94	7800.00	0.1791
95	7800.00	0.1791
96	7800.00	0.1791
97	7800.00	0.1791
98	8087.98	0.1857
99	7800.00	0.1791
100	7800.00	0.1791
101	7800.00	0.1791
102	7800.00	0.1791
103	7800.00	0.1791
104	7800.00	0.1791
105	7800.00	0.1791
106	7800.00	0.1791
107	7800.00	0.1791
108	9269.08	0.2128

BOUNDARY AREA TABLE		
BDRY	AREA(SF)	AREA(AC)
UNIT 3 BDRY	1488433.90	34.1697

RIGHT OF WAY AREA TABLE		
R/W	AREA(SF)	AREA(AC)
ROW 1	66060.13	1.5165
ROW 2	112614.92	2.5853
ROW 3	99272.78	2.2790

TRACT AREA TABLE			
TRACT	AREA(SF)	AREA(AC)	USE
TRACT I	53297.76	1.2235	OPEN SPACE, LANDSCAPING, RETENTION, PUE, SVTE
TRACT J	15767.25	0.3620	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT K	167182.55	3.8380	OPEN SPACE, LANDSCAPING, RETENTION, SEWER ESMT, PUE, SVTE
TRACT L	3450.08	0.0792	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT M	3450.08	0.0792	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT N	75353.59	1.7299	OPEN SPACE, LANDSCAPING, RETENTION, AMENITY, COMMUNITY PARK, PUE, SVTE
TRACT O	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT P	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE
TRACT Q	3375.00	0.0775	OPEN SPACE, LANDSCAPING, PUE, SVTE

LEGEND

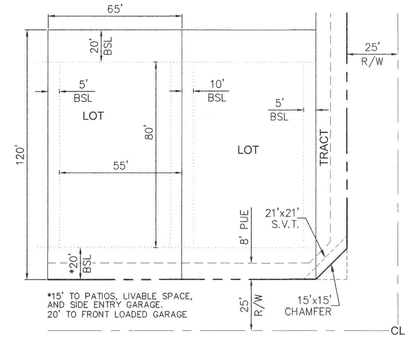
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT (ESMT)
- LOT LINE
- 1' VEHICULAR NON ACCESS EASEMENT (V.N.A.E.)
- SIGHT VISIBILITY TRIANGLE EASEMENT (S.V.T.E.)

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



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

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33874
DANIEL G. FRANCETIC
Not Valid Without Signature and Original Seal

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

SHERWOOD PARK - UNIT 3
TABLES, DETAILS & LEGEND

JOB NO. 544002
SHEET 2 OF 4

DATE PREPARED 03/19/25

FP21–094

FINAL PLAT
SHERWOOD PARK – UNIT 3
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



LINE TABLE		
#	LENGTH	BEARING
L1	7.41'	N02°24'56"W
L2	21.36'	N44°01'16"E
L3	50.04'	N02°43'42"W
L4	21.88'	N46°26'03"W
L8	21.31'	S47°00'01"E
L9	21.21'	N44°32'49"E
L10	21.21'	N44°32'49"E
L11	21.21'	S45°27'11"E
L12	21.21'	N44°32'49"E
L13	21.21'	N44°32'49"E
L14	21.21'	S45°27'11"E
L15	21.21'	N44°32'49"E
L16	13.13'	N00°27'11"W
L17	14.95'	N72°42'19"E
L18	24.85'	S51°40'55"E

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C2	824.77'	960.00'	439.78'	49°13'30"
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	219.02'	50.00'	70.13'	250°58'34"
C7	30.77'	25.00'	17.68'	70°31'24"
C8	30.77'	25.00'	17.68'	70°31'44"
C9	218.63'	50.00'	70.71'	250°31'44"
C10	8.89'	25.00'	4.49'	20°21'51"
C11	125.49'	55.00'	119.93'	130°43'42"
C12	8.89'	25.00'	4.49'	20°21'51"
C13	8.42'	25.00'	4.25'	19°18'26"

SCALE: 1"=50'

REGISTERED LAND SURVEYOR CERTIFICATE NO. 33874 DANIEL G. FRANCETIC

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

SHERWOOD PARK - UNIT 3
FINAL PLAT

JOB NO: 544002
SHEET 3 OF 4

DATE PREPARED 03/19/25

FP21-094

FINAL PLAT
SHERWOOD PARK – UNIT 3
PART OF THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
MARICOPA COUNTY, ARIZONA
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LINE TABLE		
#	LENGTH	BEARING
L5	17.82'	N00°38'29"E
L6	53.71'	N54°27'24"W
L7	25.02'	N88°58'59"W
L19	30.18'	S60°25'52"E
L20	21.21'	N44°32'49"E
L21	21.21'	S45°27'11"E
L22	21.21'	S45°27'11"E
L23	21.21'	N44°32'49"E
L24	21.21'	N44°32'49"E
L25	21.21'	S45°27'11"E
L26	15.00'	N46°56'45"W

CURVE TABLE				
#	LENGTH	RADIUS	TANGENT	DELTA
C1	565.98'	960.00'	291.48'	33°46'47"
C2	824.77'	960.00'	439.78'	49°13'30"
C13	8.42'	25.00'	4.25'	19°18'26"
C14	97.13'	55.00'	66.94'	101°11'09"
C15	8.89'	25.00'	4.49'	20°21'51"
C16	219.02'	50.00'	70.12'	250°58'50"
C17	30.77'	25.00'	17.68'	70°31'39"
C18	30.77'	25.00'	17.68'	70°31'39"
C19	219.02'	50.00'	70.12'	250°58'50"

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
33874
DANIEL G. FRANCETIC
3-31-2026

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SHERWOOD PARK - UNIT 3
FINAL PLAT

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SHEET 4 OF 4

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