

NOTES

- 1. THE SUBDIVISION IS WITHIN THE SERVICE AREA OF QUEEN CREEK WATER COMPANY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A COPY OF WHICH IS SUBMITTED WITH THIS PLAT. ADWR CERTIFICATE NO. 27-701188.0000
2. THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 202200082 (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 WALES RANCHES 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 PLACED UNDERGROUND.
8. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE WALES RANCHES HOMEOWNERS ASSOCIATION.
9. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHTS-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 AND F ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WALES RANCHES 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 02/24/2021 IN FEE NO. 2021-022631 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION JEREMY RAMSDELL, DULY AUTHORIZED AGENT OF "WALES RANCHES HOMEOWNERS ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "WALES RANCHES UNIT 2 - PARCEL 2.1" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: JEREMY RAMSDELL TITLE: Vice President DATE: 5/4/2022

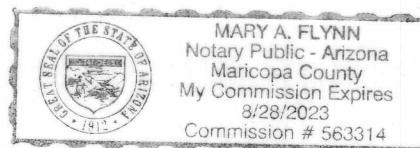
HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA) MARIKOPA) SS) COUNTY OF PINAL) ON THIS 4th DAY OF MAY, 2022, BEFORE ME, PERSONALLY

APPEARED JEREMY RAMSDELL, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: MARY A. FLYNN DATE: 8/28/2023



LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

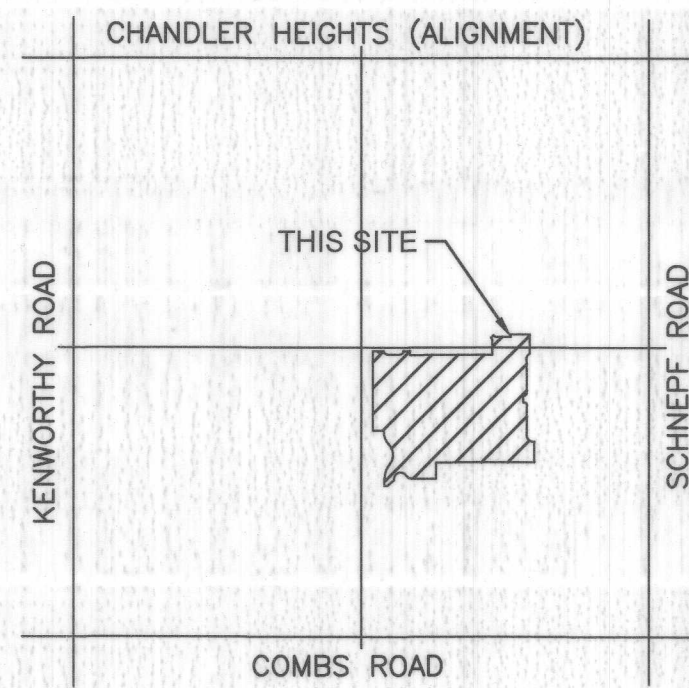
BY: RICHARD G. ALCOCER REGISTRATION NUMBER 33851 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCL.COM

FINAL PLAT FOR WALES RANCHES - UNIT 2 PARCEL 2.1

A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP (NOT-TO-SCALE)



LOCATION MAP (NOT-TO-SCALE)

LEGEND

- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
EASEMENT
S.V.E. SIGHT VISIBILITY TRIANGLE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
S.W.U.E. SIDEWALK AND PUBLIC UTILITY EASEMENT
V.N.A.E. VEHICULAR NON ACCESS EASEMENT
AC. ACRES
C1 CURVE NUMBER
L1 LINE NUMBER
R/W RIGHT-OF-WAY
EX. EXISTING
P.C.R. PINAL COUNTY RECORDER
CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
S.F. SQUARE FEET
SHEET NUMBER

BASIS OF BEARING

N89°48'25"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO AN UNRECORDED A.L.T.A./N.S.P.S. SURVEY PERFORMED BY HILGART WILSON OF "WALES RANCHES - PHASE 1", DATED 11/16/19 PROJECT NO. 2012.

BASE ZONING & ZONING CASE

EXISTING ZONING R-7 PAD ZONING/PAD CASE NUMBER PZ-PD-003-19

SERVICE PROVIDERS

- SEWER: EPCOR
WATER: QUEEN CREEK WATER COMPANY
TELEPHONE: CENTURY LINK & COX COMMUNICATIONS
ELECTRICITY: SALT RIVER PROJECT
GAS: CITY OF MESA GAS
POLICE: PINAL COUNTY SHERIFF'S OFFICE
FIRE: RURAL METRO
SCHOOLS: J.O. COMBS SCHOOL DISTRICT
SOLID WASTE: PRIVATE HAULER

ENGINEER

COE AND VAN LOO II L.L.C. 4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 PHONE: (602) 264-6831 FAX: (602) 285-4753 CONTACT: MATT OLSEN P.E. EMAIL: MOLS@CVLCL.COM

DEVELOPER

LENNAR ARIZONA, LLC 1665 WEST ALAMEDA DRIVE, SUITE 130 TEMPE, ARIZONA 85282 PHONE: (602) 921-6520 CONTACT: TODD SKORO EMAIL: TODD.SKORO@LENNAR.COM

OWNER

KL LHB AZ AIV LLC 6900 EAST CAMELBACK ROAD, SUITE 1090 SCOTTSDALE, AZ 85251 PHONE: (917) 438 4942 CONTACT: RYAN MOTT EMAIL: RYAN.MOTT@KLSERVICERS.COM

BENCHMARK

COASTAL AND GEODETIC SURVEY BRASS CAP DESIGNATION - Q 282 PID - DU0672 ELEVATION = 1490.96' (NAVD-88 DATUM, N.G.S. DATA)

STATION IS LOCATED ABOUT 8 KM (5.0 MI) NORTHEAST OF MAGMA, 7 KM (4.3 MI) SOUTHEAST OF QUEEN CREEK, ALONG THE SOUTHERN PACIFIC RAILROAD TRACK, AT MILE 945, 2.5 KM (1.6 MI) SOUTHEAST OF A TRACK SIDING AT STOCK PENS, BETWEEN THE TRACK AND A DIRT ROAD. OWNERSHIP--SOUTHERN PACIFIC RAILROAD THE STATION IS SET IN THE TOP OF A 25-CM SQUARE CONCRETE POST PROJECTING 10-CM. LOCATED 14.8 M (48.6 FT) NORTHEAST OF AND SLIGHTLY HIGHER THAN THE ROAD CENTER, 11.2 M (36.7 FT) NORTHWEST OF A UTILITY POLE WITH MILE MARKER 945, 8.9 M (29.2 FT) NORTH OF A UTILITY POLE WITH METER AND PIPELINE WEATHER UNIT 53-16, 8.9 M (29.2 FT) SOUTHWEST OF THE SOUTHWEST RAIL OF THE TRACK AND 0.4 M (1.3 FT) SOUTHEAST OF A METAL WITNESS POST.

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY: QUEEN BAK PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION DATE: 5/25/2022
Ryan Mott PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION DATE: 5/25/2022
Nathan Holt PINAL COUNTY PUBLIC WORKS DEPARTMENT PINAL COUNTY ENGINEER DATE: 05/26/2022

ASSURANCES IN THE FORM OF A FEE NO. HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE 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 2022. 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

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF WALES RANCHES UNIT 2 - PARCEL 2.1, A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND 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.

KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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. KL LHB AZ AIV LLC 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.

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 A AND E. 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 WALES RANCHES 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 AREAS SUBJECT TO SUCH PUBLIC UTILITIES EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL.

IN WITNESS WHEREOF:

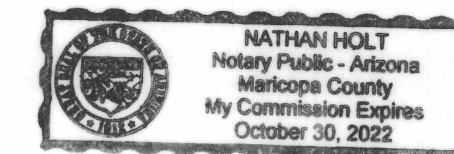
KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

THIS 3 DAY OF May, 2022.

BY: Ryan Mott ITS: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ARIZONA) MARIKOPA) SS) COUNTY OF PINAL) ON THIS 3 DAY OF May, 2022, BEFORE ME, THE



UNDERSIGNED, PERSONALLY APPEARED Ryan Mott, WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE Authorized Signatory OF KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

Nathan Holt 10/30/22 NOTARY PUBLIC MY COMMISSION EXPIRES

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE UNSHADED ZONE "X" FLOOD HAZARD AREA PER THE FIRM PANEL NUMBER 04021C-0475 E DATED DECEMBER 4, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

UNSHADED ZONE "X" AS DEFINED BY FEMA IS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN.

GROSS AREA = 23.013 ACRES

SEE SHEET 2 FOR CURVE TABLE, LOT TABLE, LINE TABLE, TRACT TABLE AND SHEET 3 FOR TYPICAL LOT DETAIL.

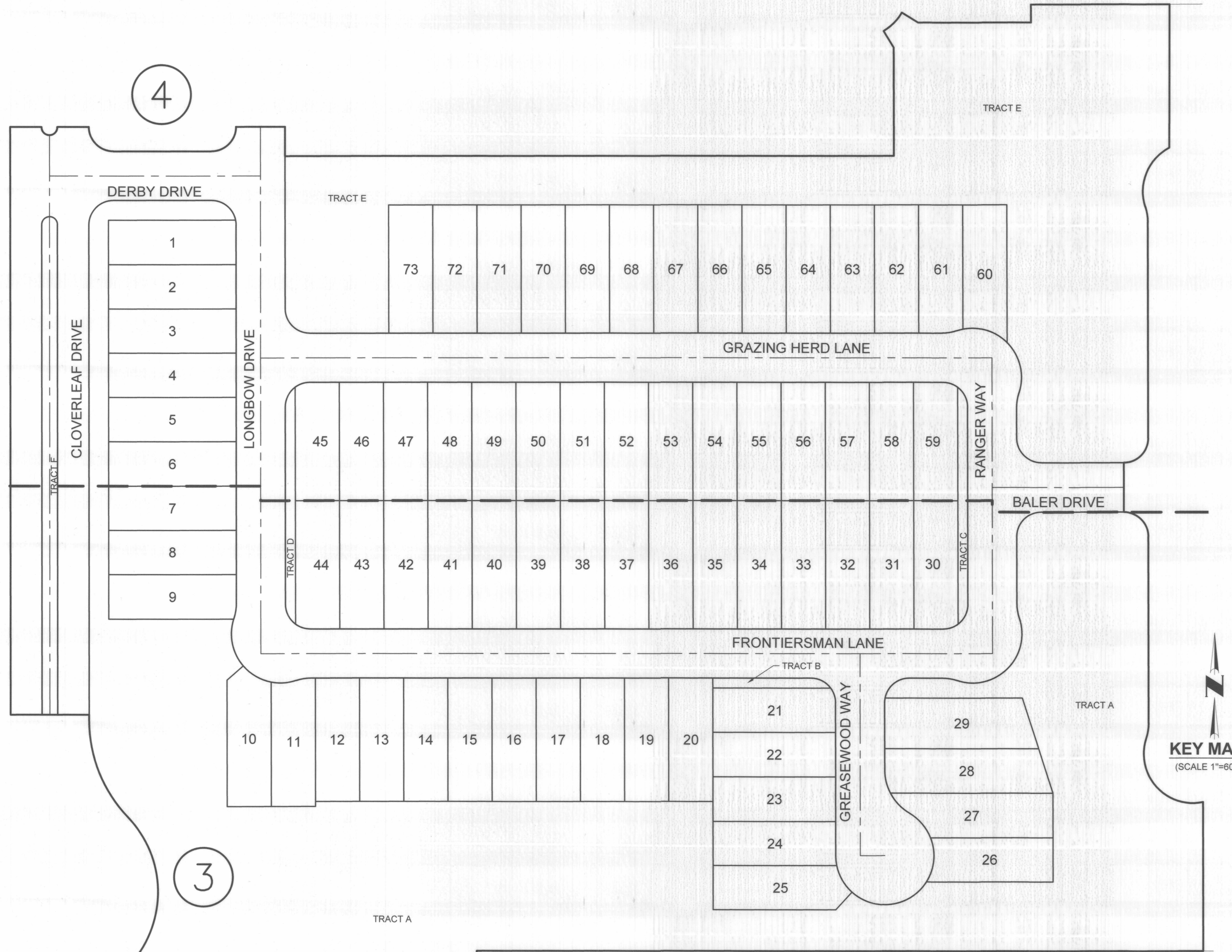


Table with columns: DATE, REVISION, NO.

PARCEL 2.1 FINAL PLAT WALES RANCHES - UNIT 2 PINAL COUNTY, ARIZONA

1 SHEET OF 4

Notary Public Seal for Richard G. Alcocer, Maricopa County, Arizona, My Commission Expires 5/2/24. CVL Contact: M. OLSEN CVL Project #: 1-14-0349101. All rights reserved to reproduction in any format.



LOT #	AREA (SQUARE FEET)
1	5,849
2	5,850
3	5,850
4	5,850
5	5,850
6	5,850
7	5,850
8	5,850
9	5,836
10	5,996
11	5,727
12	5,625
13	5,625
14	5,625
15	5,625
16	5,625
17	5,625
18	5,625
19	5,625
20	5,625
21	5,601
22	5,625
23	5,625
24	5,629
25	5,957

LOT #	AREA (SQUARE FEET)
26	5,553
27	6,492
28	7,347
29	7,653
30	5,826
31	5,850
32	5,850
33	5,850
34	5,850
35	5,850
36	5,850
37	5,850
38	5,850
39	5,850
40	5,850
41	5,850
42	5,850
43	5,850
44	5,828
45	5,377
46	5,400
47	5,400
48	5,400
49	5,400
50	5,400

LOT #	AREA (SQUARE FEET)
51	5,400
52	5,400
53	5,400
54	5,400
55	5,400
56	5,400
57	5,400
58	5,400
59	5,376
60	5,791
61	5,817
62	5,850
63	5,850
64	5,850
65	5,850
66	5,850
67	5,850
68	5,850
69	5,850
70	5,850
71	5,850
72	5,850
73	5,850

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	5.710	OPEN SPACE, NEIGHBORHOOD PARK, LANDSCAPE TRACT, TRAIL, RETENTION, AMENITIES, P.U.E.
TRACT B	0.026	LANDSCAPE TRACT, P.U.E.
TRACT C	0.052	LANDSCAPE TRACT, P.U.E.
TRACT D	0.054	LANDSCAPE TRACT, P.U.E.
TRACT E	3.083	POCKET PARK, OPEN SPACE, LANDSCAPE TRACT, RETENTION, TRAIL, AMENITIES, P.U.E.
TRACT F	0.185	LANDSCAPE MEDIAN
TOTAL	9.11	

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	52.36'	50.00'	060°00'00"	28.87	50.00	S60°11'26"E
C2	139.27'	50.00'	159°35'35"	277.79	98.42	S70°00'46"W
C3	108.13'	150.00'	041°18'14"	56.54	105.81	S20°27'32"W
C4	163.54'	110.00'	085°11'00"	101.12	148.89	N01°28'51"W
C5	107.38'	140.00'	043°56'44"	56.49	104.77	S22°05'59"E
C7	39.27'	25.00'	090°00'00"	25.00	35.36	S45°07'37"E
C8	39.27'	25.00'	090°00'00"	25.00	35.36	N44°52'23"E
C9	26.65'	50.00'	030°32'21"	13.65	26.34	N44°52'56"E
C10	70.74'	50.00'	081°03'36"	42.75	64.98	S22°08'53"W
C11	15.88'	50.00'	018°11'42"	8.01	15.81	N09°17'05"W
C12	39.27'	25.00'	090°00'00"	25.00	35.36	N44°48'46"E
C13	39.27'	25.00'	090°00'00"	25.00	35.36	N45°11'14"W

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C14	15.88'	50.00'	018°11'42"	8.01	15.81	N08°54'37"E
C15	104.83'	50.00'	120°07'32"	86.82	86.66	S42°03'19"E
C16	39.27'	25.00'	090°00'00"	25.00	35.36	S44°52'23"W
C17	39.27'	25.00'	090°00'00"	25.00	35.36	N45°07'37"W
C18	15.88'	50.00'	018°11'42"	8.01	15.81	N08°58'14"E
C19	110.35'	50.00'	126°27'00"	99.09	89.28	S45°09'25"E
C20	15.88'	50.00'	018°11'42"	8.01	15.81	S80°42'55"W
C21	39.27'	25.00'	090°00'00"	25.00	35.36	N45°11'14"W
C22	209.44'	50.00'	240°00'00"	-86.60	86.60	N59°48'46"E
C23	52.36'	50.00'	060°00'00"	28.87	50.00	S30°11'14"E
C24	39.27'	25.00'	090°00'00"	25.00	35.36	S44°48'46"W
C25	15.88'	50.00'	018°11'42"	8.01	15.81	N81°05'23"W

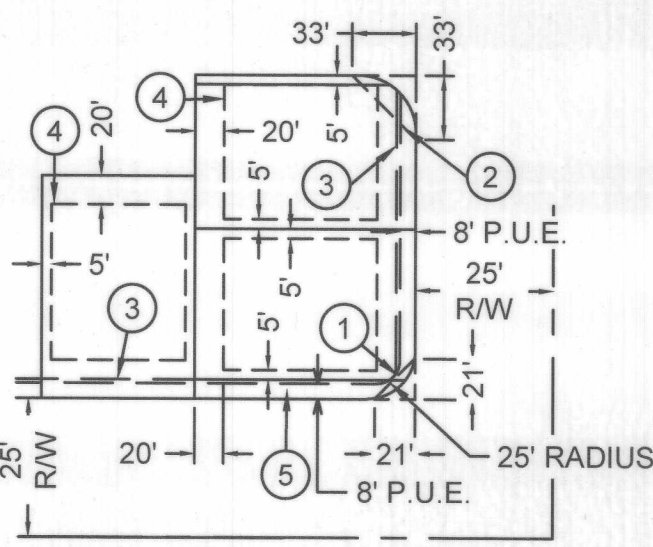
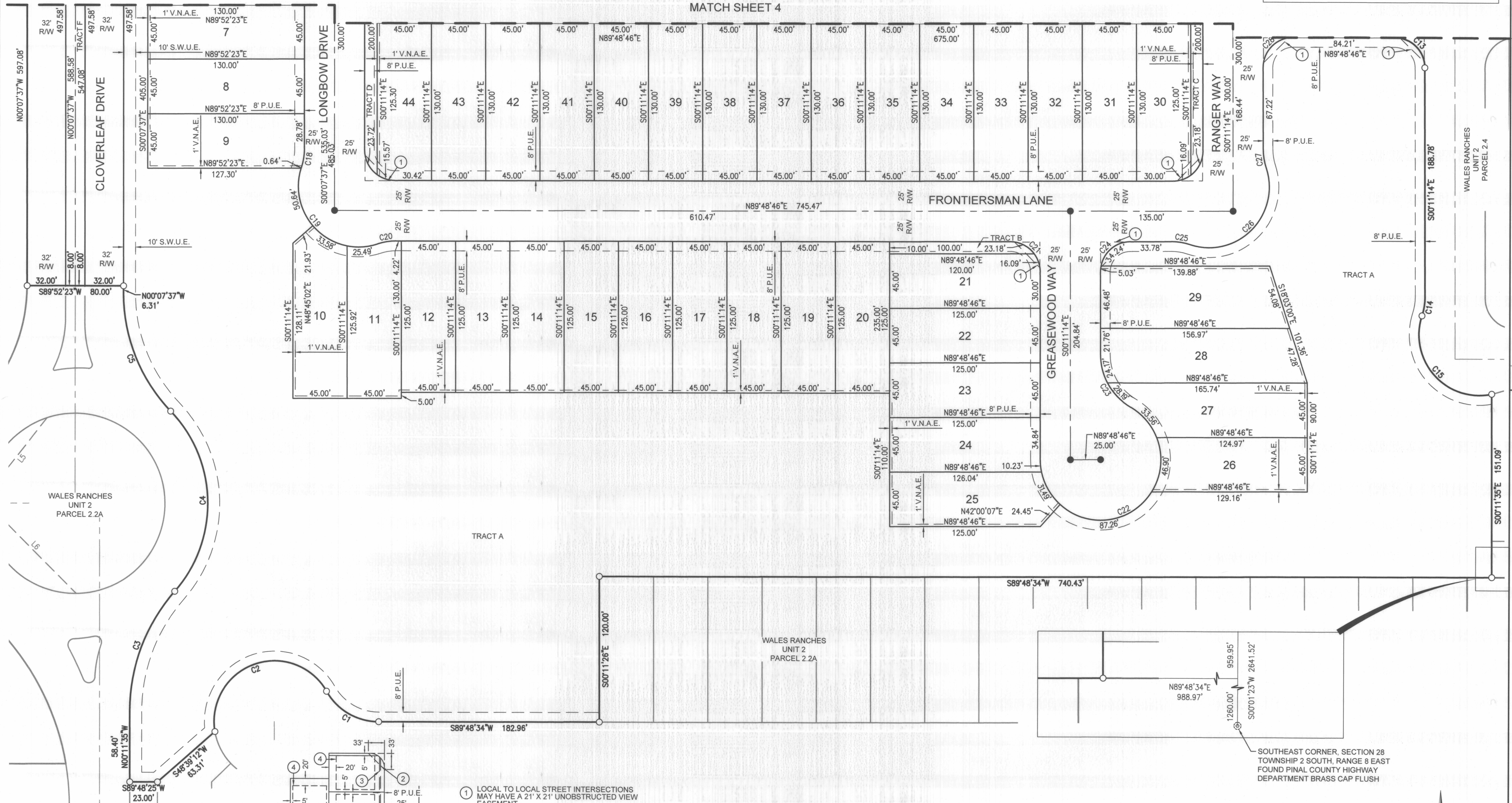
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C26	110.30'	50.00'	126°23'23"	98.96	89.25	N44°48'46"E
C27	15.88'	50.00'	018°11'42"	8.01	15.81	S09°17'05"E
C28	39.27'	25.00'	090°00'00"	25.00	35.36	S44°48'46"W
C29	39.27'	25.00'	090°00'00"	25.00	35.36	S45°11'14"E
C30	15.88'	50.00'	018°11'42"	8.01	15.81	S08°54'37"W
C31	110.30'	50.00'	126°23'23"	98.96	89.25	N45°11'14"W
C32	15.88'	50.00'	018°11'42"	8.01	15.81	N80°42'55"E
C33	39.30'	25.00'	090°03'37"	25.03	35.37	S45°09'25"E
C34	25.13'	8.00'	180°00'00"	INFINITY	16.00	S89°52'23"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°07'37"W	0.50'
L2	S00°07'37"E	0.50'

LAND USE TABLE	
GROSS ACREAGE	23.013 A.C.
AREA OF STREETS	4.240 A.C.
NET ACREAGE	18.773 A.C.
TOTAL NUMBER OF LOTS	73 LOTS
TOTAL NUMBER OF TRACTS	6 TRACTS
AREA OF TRACTS (A-F)	9.110 A.C.
GROSS RESIDENTIAL DENSITY	3.172 D.U./A.C.
AVERAGE AREA PER LOT	5,766 S.F.

SEE SHEET 2 FOR CURVE TABLE, LOT TABLE, LINE TABLE, TRACT TABLE AND SHEET 3 FOR TYPICAL LOT DETAIL.

MATCH SHEET 4

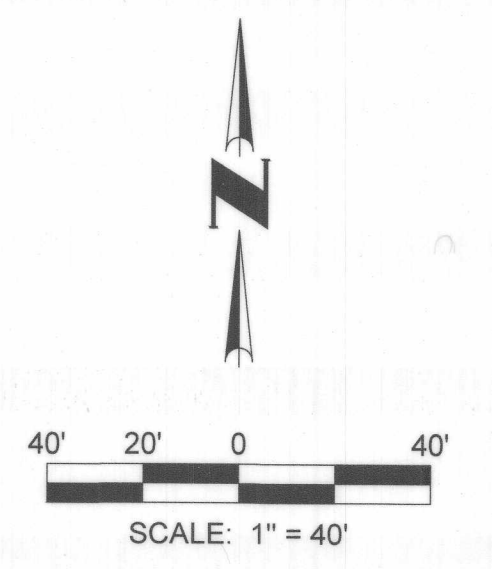


SETBACKS FOR R-7 PAD
 CATEGORY TYPE A, B AND C LOTS
 FRONT 20' / 10'
 REAR 20'
 SIDE 5'
 STREET SIDE 10'

- ① LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 21' X 21' UNOBSTRUCTED VIEW EASEMENT.
- ② ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL MAY HAVE A 33' X 33' UNOBSTRUCTED VIEW EASEMENT.
- ③ 20' FROM FACE OF GARAGE TO BACK OF SW, 10' TO SIDE ENTRY GARAGE/LIVING SPACE/PORCHES TO PROPERTY LINE.
- ④ COVERED PATIOS MAY ENCROACH 5' INTO THE REAR SETBACK.
- ⑤ 10' LANDSCAPE TRACT

TYPICAL LOT DETAIL
 (NOT-TO-SCALE)

SOUTHEAST CORNER, SECTION 28
 TOWNSHIP 2 SOUTH, RANGE 8 EAST
 FOUND PINAL COUNTY HIGHWAY
 DEPARTMENT BRASS CAP FLUSH



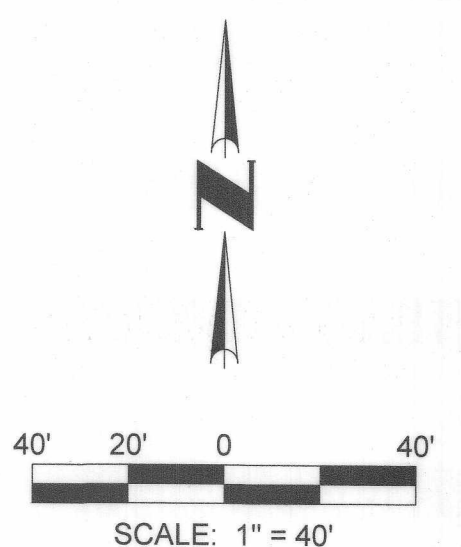
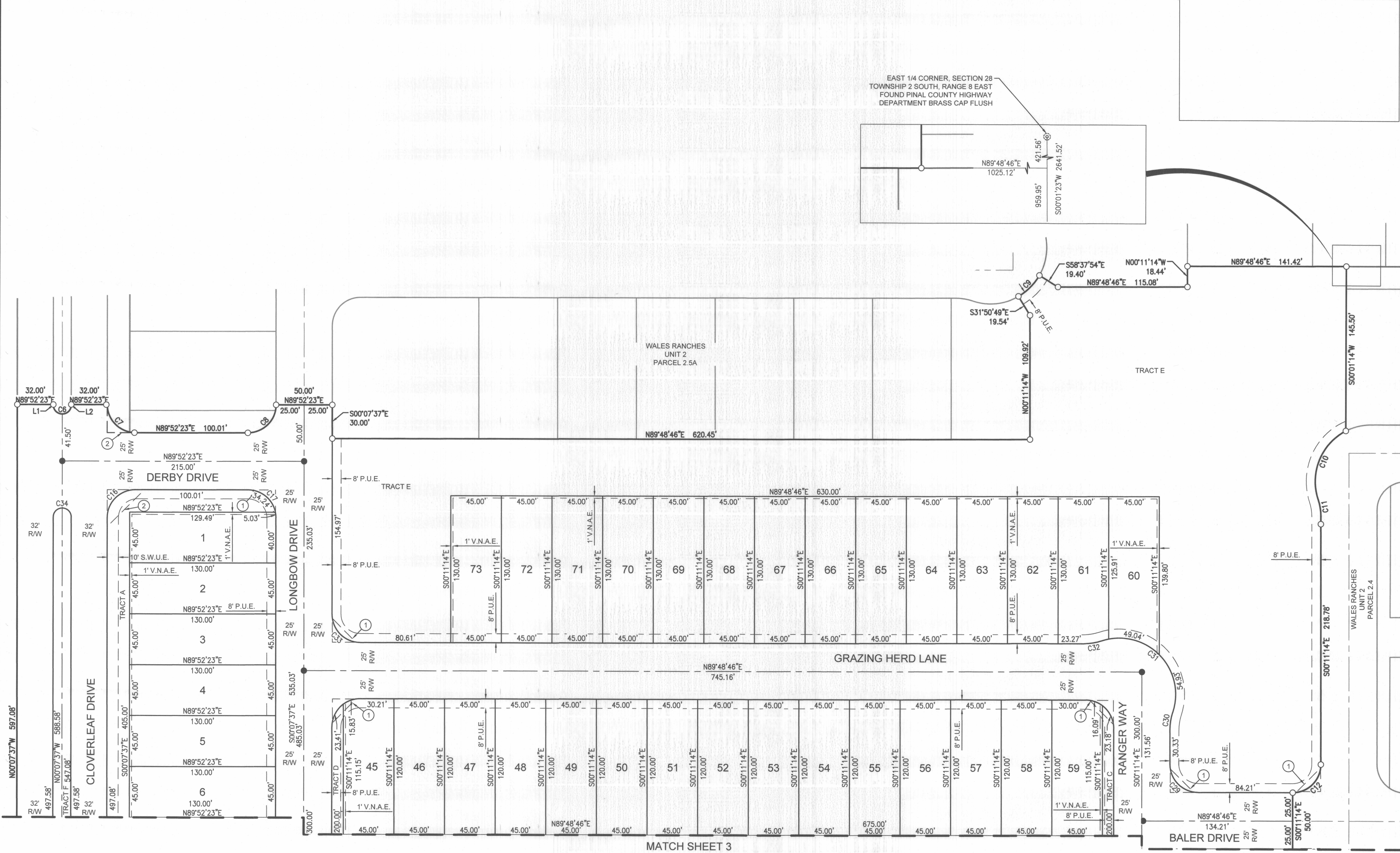
NO.	REVISION	DATE

PARCEL 2.1
FINAL PLAT

WALES RANCHES - UNIT 2
 PINAL COUNTY, ARIZONA

Coe and Van Loo II L.L.C.

NO.	REVISION	DATE



SEE SHEET 2 FOR CURVE TABLE, LOT TABLE, LINE TABLE, TRACT TABLE AND SHEET 3 FOR TYPICAL LOT DETAIL.

