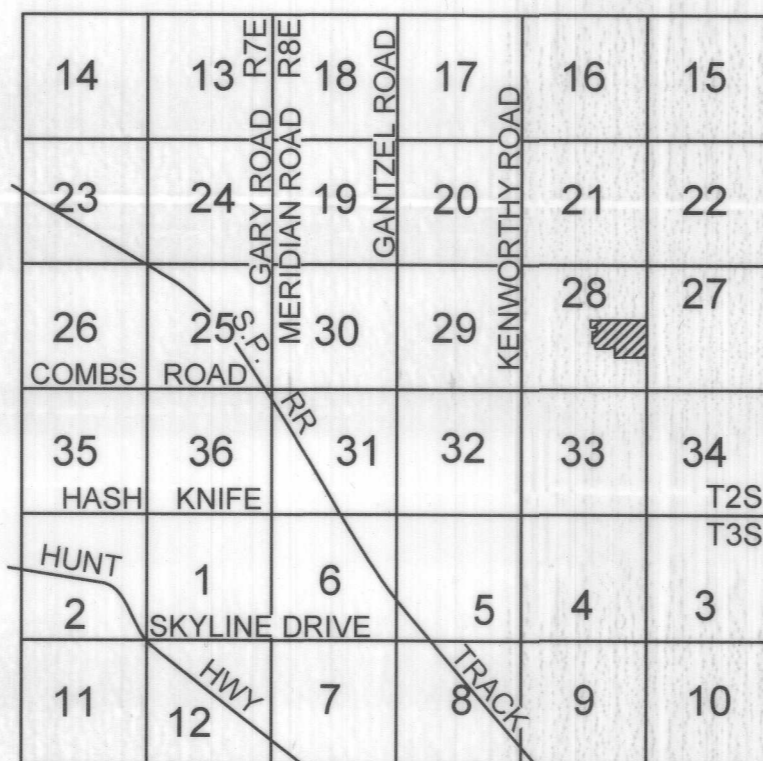


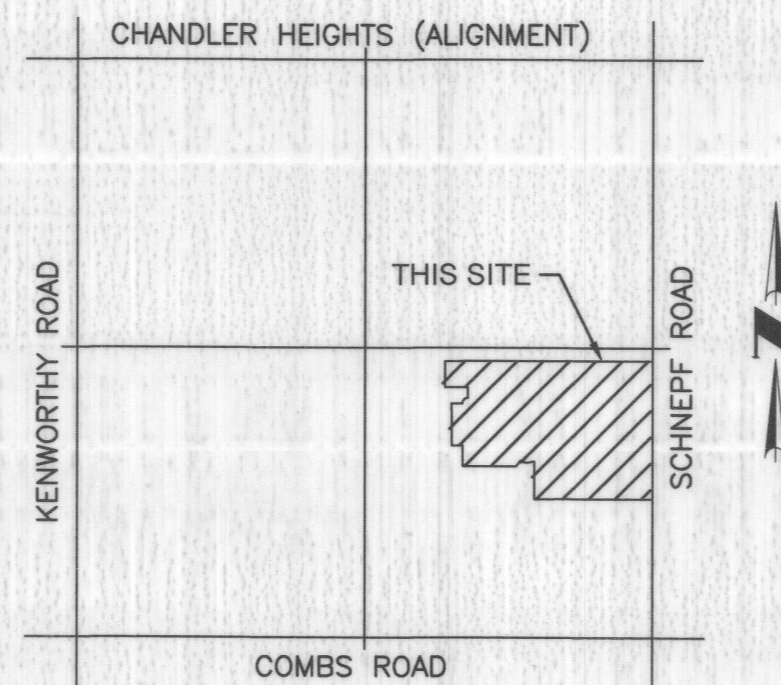
NOTES

- 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

FINAL PLAT FOR WALES RANCHES - UNIT 2 PARCEL 2.3 A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER 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
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

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.

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY: GLENN BAK 5-25-2022
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION
DATE
Ryan Holt 5/25/2022
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AQUIFER PROTECTION DIVISION
DATE
05/24/2022
PINAL COUNTY PUBLIC WORKS DEPARTMENT
PINAL COUNTY ENGINEER
DATE

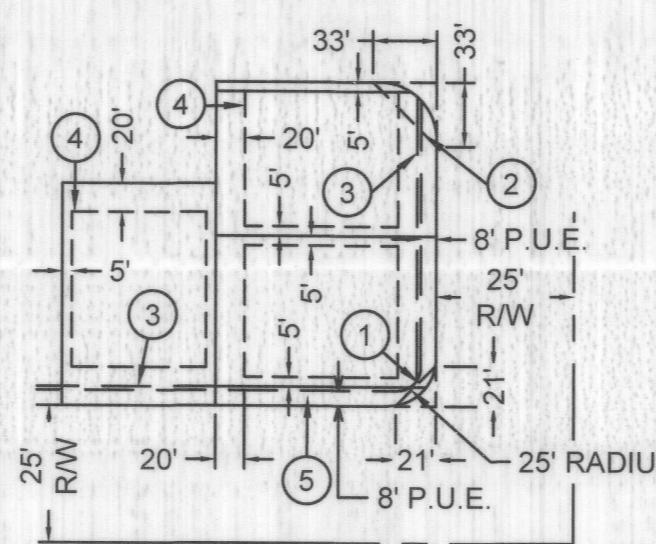
ASSURANCES IN THE FORM OF A FEE NO. HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

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



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

TYPICAL LOT DETAIL (NOT-TO-SCALE)

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

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, JEREMY RAMSDALE, 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 2.3" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: JEREMY RAMSDALE
TITLE: VICE PRESIDENT DATE: 5/4/22

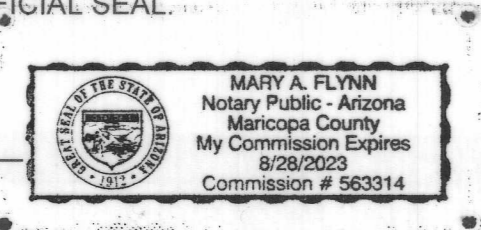
HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

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

APPEARED JEREMY RAMSDALE, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: MARY A. FLYNN
MY COMMISSION EXPIRES: 8/29/2023



LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) 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. ALCOCKER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCCI.COM

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 2.3. LOCATED IN THE SOUTHEAST QUARTER 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 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 B AND F. 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.

IN WITNESS WHEREOF:

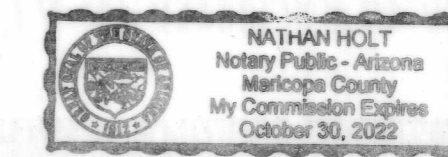
KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

THIS 3 DAY OF May, 2022.

BY: Ryan Mott ITS: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ARIZONA )
MARIQUA ) 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 HEREUNTO 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 = 11.649 ACRES

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

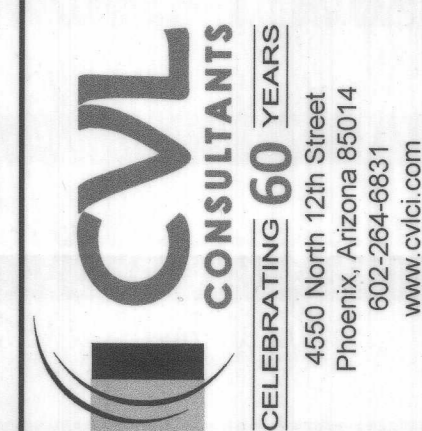
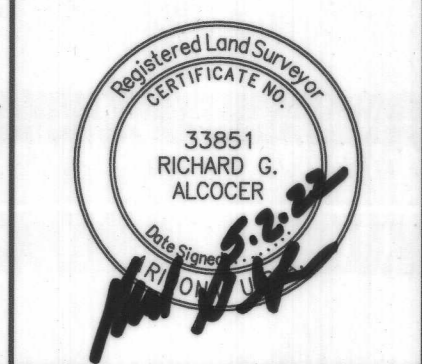


Table with columns: DATE, REVISION, NO. and a vertical title 'Coe and Van Loo II L.L.C.' on the right side.

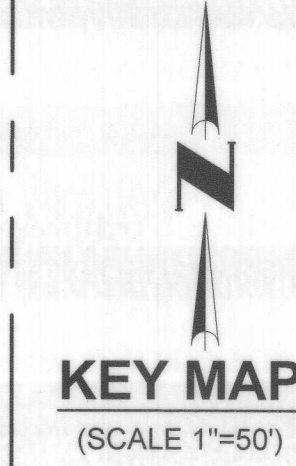
PARCEL 2.3 FINAL PLAT WALES RANCHES - UNIT 2 PINAL COUNTY, ARIZONA





LOT #	AREA (SQUARE FEET)
1	5,976
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,000
8	6,000
9	6,104
10	5,803
11	5,978
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,000
19	5,976
20	5,976
21	6,000
22	6,000
23	6,000
24	6,000
25	6,000
26	6,000
27	6,000
28	5,978

LOT #	AREA (SQUARE FEET)
29	6,157
30	6,155
31	6,249
32	6,248
33	6,248
34	6,247
35	6,246
36	6,245
37	6,244
38	6,243
39	6,737
40	6,346
41	6,500
42	6,500
43	6,500
44	6,476
45	5,976
46	6,000
47	6,000
48	6,000
49	6,000
50	6,000
51	6,000
52	6,000
53	6,000
54	6,000
55	5,976



TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.025	LANDSCAPE TRACT, P.U.E.
TRACT B	1.273	OPEN SPACE, LANDSCAPE TRACT, P.U.E., TRAIL, DRAINAGE
TRACT C	0.052	LANDSCAPE TRACT, P.U.E.
TRACT D	0.050	LANDSCAPE TRACT, P.U.E.
TRACT E	0.052	LANDSCAPE TRACT, P.U.E.
TRACT F	0.194	OPEN SPACE, LANDSCAPE TRACT, P.U.E., TRAIL, DRAINAGE
TRACT G	0.025	LANDSCAPE TRACT, P.U.E.
TOTAL	1.672	

LAND USE TABLE	
GROSS ACREAGE	11.649 A.C.
AREA OF STREETS	2.285 A.C.
NET ACREAGE	9.364 A.C.
TOTAL NUMBER OF LOTS	55 LOTS
TOTAL NUMBER OF TRACTS	7 TRACTS
AREA OF TRACTS (A-G)	1.672 A.C.
GROSS RESIDENTIAL DENSITY	4.721 D.U./A.C.
AVERAGE AREA PER LOT	6.092 S.F.

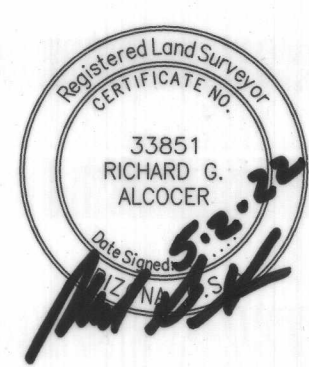
CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	15.88'	50.00'	018°11'42"	8.01	15.81	S80°42'43"W
C2	48.33'	50.00'	055°23'08"	26.24	46.47	N80°41'34"W
C3	23.18'	25.00'	053°07'48"	12.50	22.36	N63°14'39"E
C4	39.27'	25.00'	090°00'08"	25.00	35.36	N44°48'30"E
C5	39.27'	25.00'	089°59'52"	25.00	35.35	N45°11'30"W
C6	15.88'	50.00'	018°11'42"	8.01	15.81	N08°54'16"E
C7	110.29'	50.00'	126°23'15"	98.96	89.25	S45°11'30"E
C8	15.88'	50.00'	018°11'42"	8.01	15.81	N81°05'36"W
C9	110.30'	50.00'	126°23'31"	98.97	89.26	N44°48'30"E
C10	15.88'	50.00'	018°11'42"	8.01	15.81	S09°17'25"E
C11	15.88'	50.00'	018°11'42"	8.01	15.81	S08°54'16"W
C12	110.29'	50.00'	126°23'15"	98.96	89.25	N45°11'30"W
C13	15.88'	50.00'	018°11'42"	8.01	15.81	N80°42'43"E
C14	39.27'	25.00'	089°59'52"	25.00	35.35	S45°11'30"E
C15	39.27'	25.00'	089°59'52"	25.00	35.35	N45°11'30"W
C16	39.27'	25.00'	090°00'08"	25.00	35.36	N44°48'30"E
C17	39.27'	25.00'	089°59'52"	25.00	35.35	S45°11'30"E
C18	39.27'	25.00'	090°00'08"	25.00	35.36	S44°48'30"W

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ NO. \_\_\_\_\_

**Coe and Van Loo II L.L.C.**

PARCEL 2.3  
FINAL PLAT

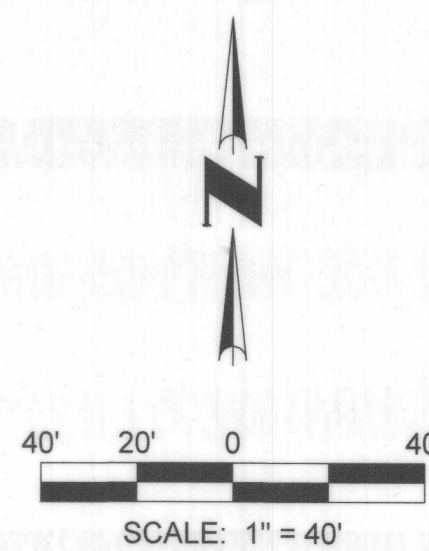
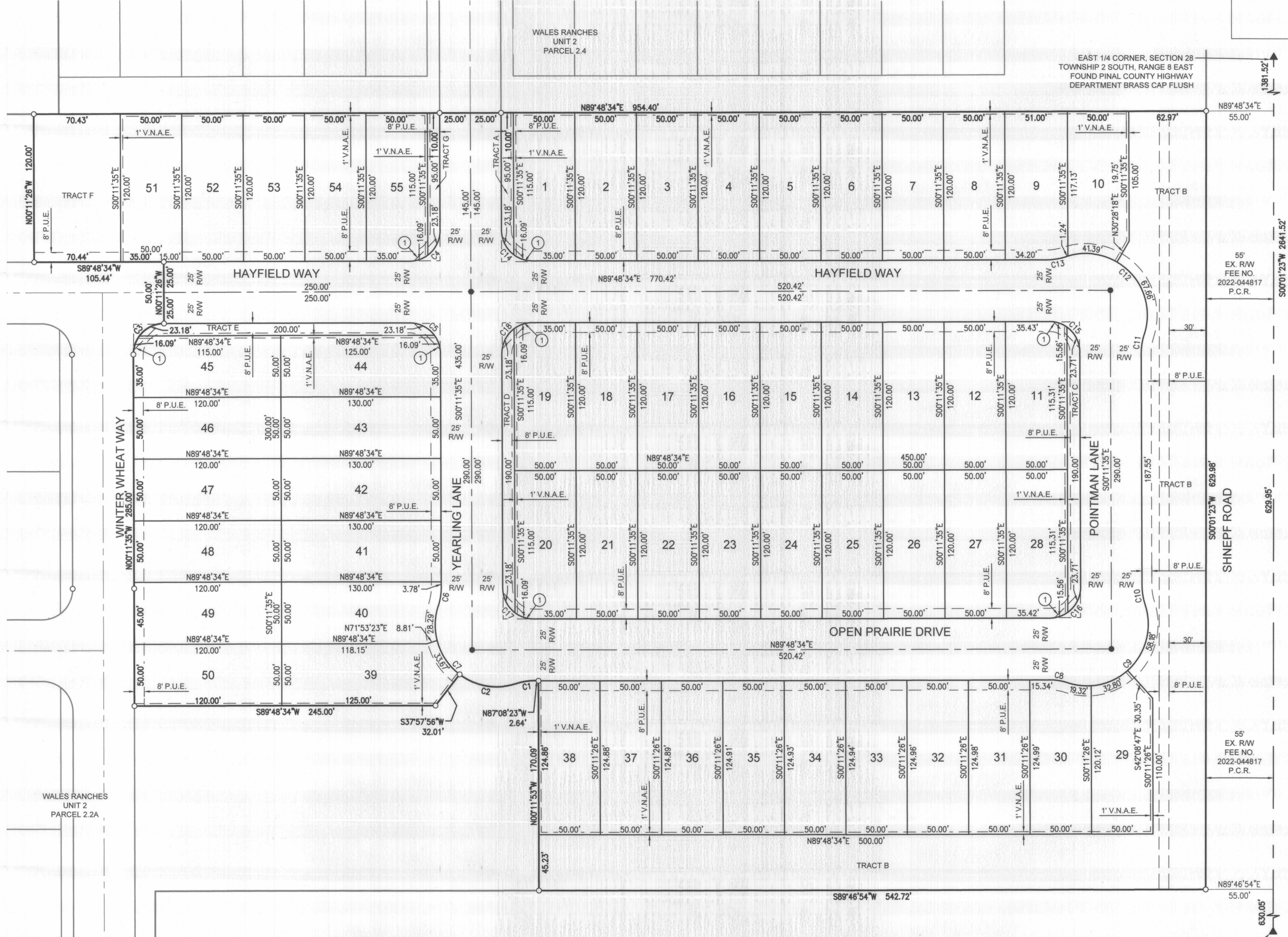
**WALES RANCHES - UNIT 2**  
PINAL COUNTY, ARIZONA



2 SHEET OF 3

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

CVL Contact: M. OLSEN  
 CVL Project #: 1-14-0349101  
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NO.	REVISION	DATE

PARCEL 2.3  
**FINAL PLAT**  
**WALES RANCHES - UNIT 2**  
 PINAL COUNTY, ARIZONA

33851  
 RICHARD G. ALCOCKER  
 Registered Land Surveyor  
 CERTIFICATE NO. 33851  
 5/2/22

3 SHEET OF 3  
 M. OLSEN  
 CVL Contact: M. OLSEN  
 CVL Project #: 1-14-0349101  
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**Coe and Van Loo II L.L.C.**

Printed By: NephthalyH1 Print Date: May 2, 2022 Filename: N:\14 Coe and Van Loo II L.L.C\0349101\CADD\Phase 2\PARCEL 2.3\DS P2-3.FLAT.dwg

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

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

55'  
 EX. R/W  
 FEE NO.  
 2022-044817  
 P.C.R.

55'  
 EX. R/W  
 FEE NO.  
 2022-044817  
 P.C.R.

55'  
 EX. R/W  
 FEE NO.  
 2022-044817  
 P.C.R.

WALES RANCHES  
 UNIT 2  
 PARCEL 2.4

WALES RANCHES  
 UNIT 2  
 PARCEL 2.2A