

NOTES

- 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.
- THIS SUBDIVISION IS COVERED BY ADEQ FILE NO. 20220083 (CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FOR SUBDIVISIONS INCORPORATING SEWAGE COLLECTION SYSTEMS).
- 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.
- 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.
- 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.
- 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.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- 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.
- ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHTS-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- 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.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P AND Q ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE WALES RANCHES HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- 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.
- 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 RAMSBELL 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 2.2A" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: Jeremy Ramsbell
 TITLE: Vice President DATE: 5/4/2022

HOMEOWNERS ASSOCIATION RATIFICATION

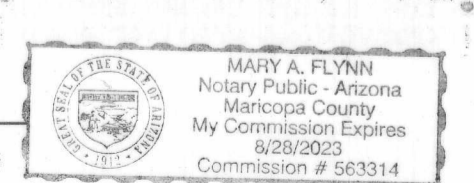
ACKNOWLEDGEMENT

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

APPEARED JEREMY RAMSBELL, 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: Margh. Flynn
 MY COMMISSION EXPIRES: 8/28/2023



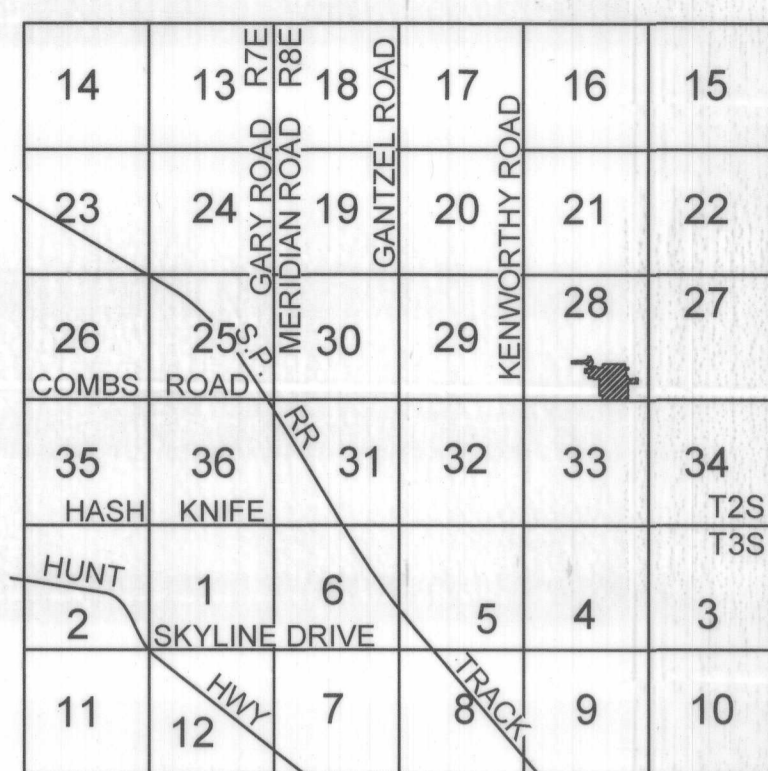
LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SIX (6) 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.

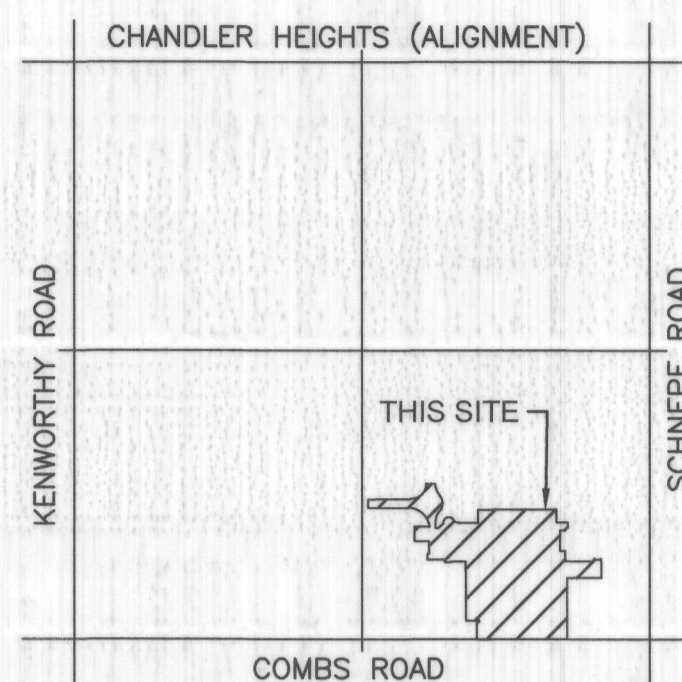
BY: Richard G. Alcocer
 RICHARD G. ALCOCER
 REGISTRATION NUMBER 33851
 4550 N. 12TH STREET
 PHOENIX, ARIZONA 85014
 (602)-264-6831
 CVLSURVEY@CVLCCI.COM

FINAL PLAT FOR
 WALES RANCHES - UNIT 2
 PARCEL 2.2A

A PORTION OF LAND LOCATED IN THE SOUTH 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
- 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: MOLSSEN@CVLCCI.COM

DEVELOPER

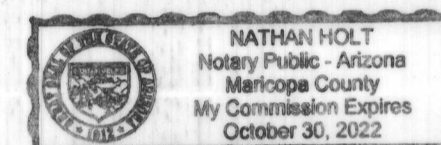
LENNAR ARIZONA, LLC
 1665 WEST ALAMEDA DRIVE, SUITE 130
 TEMPE, ARIZONA 85282
 PHONE: (602) 921-6520
 CONTACT: TODD SKORO
 EMAIL: TODD.SKORO@LENNAR.COM

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

ACKNOWLEDGEMENT

STATE OF ARIZONA)
 COUNTY OF PINAL) SS
 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

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 (6.0 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 RYAN AND 0.4 M (1.3 FT) SOUTHEAST OF A METAL WITNESS POST.

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:
GLENN BAK 5-25-2022
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 PLANNING DIVISION
Chris Shel 5/25/22
 PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 AQUIFER PROTECTION DIVISION
Chris Shel 05/26/22
 PINAL COUNTY PUBLIC WORKS DEPARTMENT DATE
 PINAL COUNTY ENGINEER

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 2.2A, A PORTION OF LAND LOCATED IN THE SOUTH 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.

A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS AND THROUGH TRACT G. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENT WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE WALES RANCHES HOMEOWNERS ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENT, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENT IS LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENT, AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT.

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.

WATER 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 WATER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH 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 AREAS SUBJECT TO SUCH 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: RM ITS: Authorized Signatory

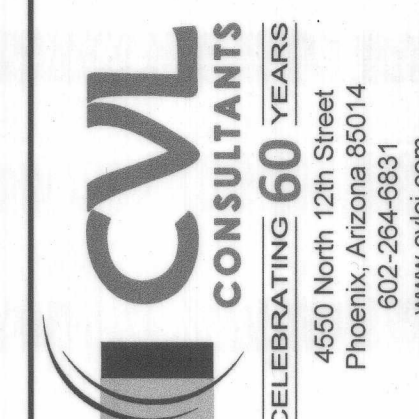
FLOOD ZONE CERTIFICATION

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 = 30.633 ACRES

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

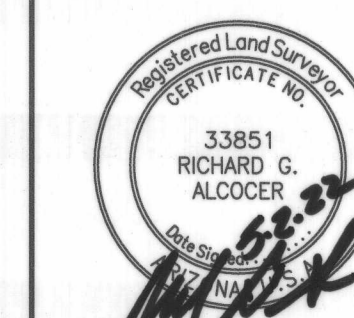


DATE

REVISION

NO.

PARCEL 2.2A
 FINAL PLAT



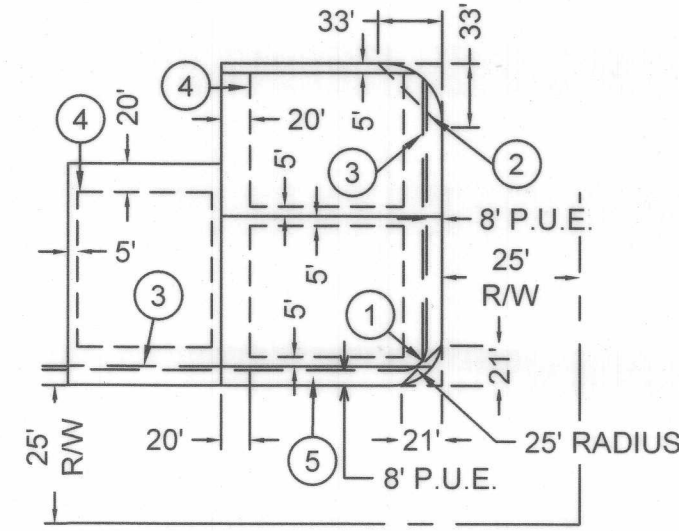
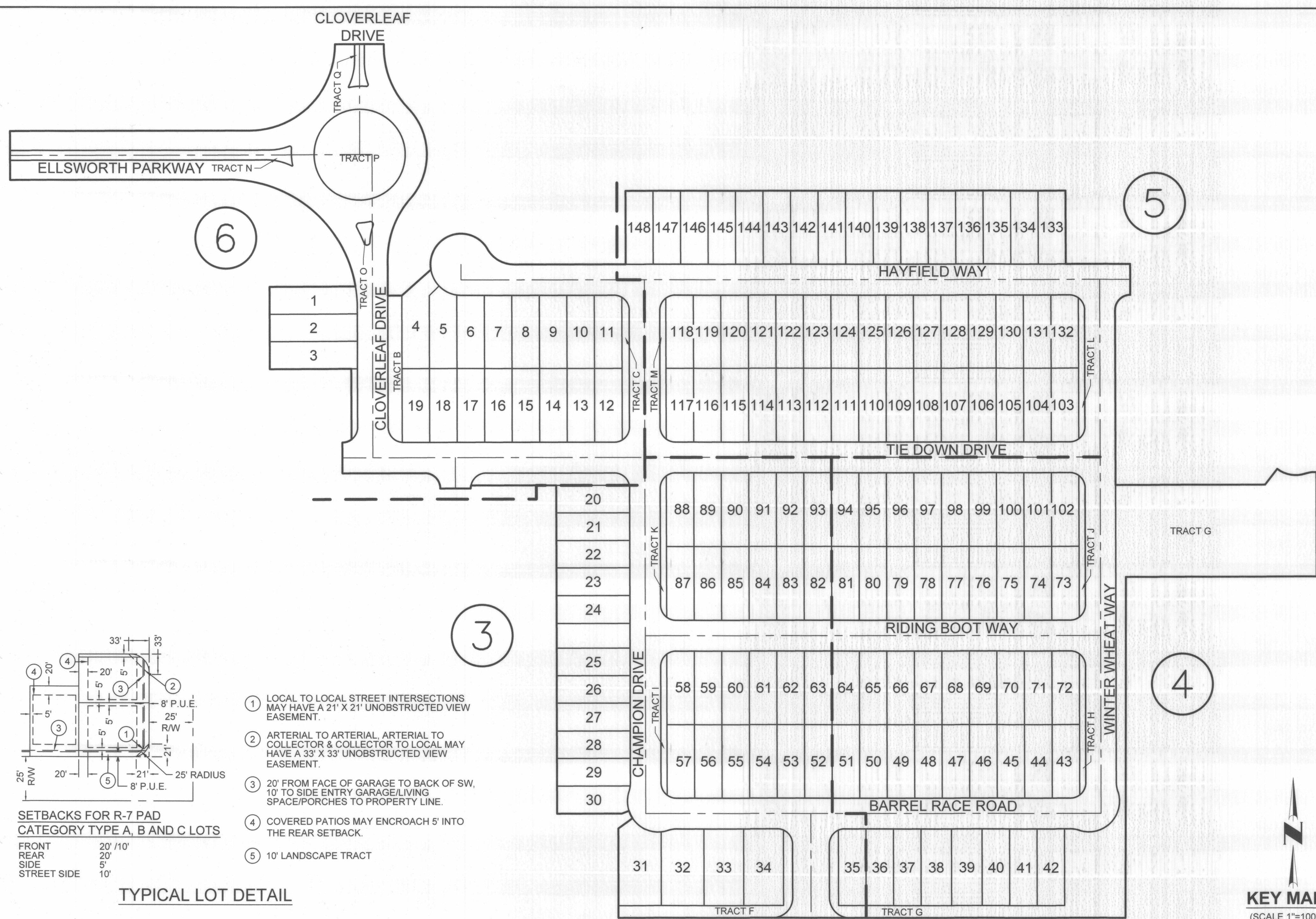
1 SHEET OF 6

CVL Contact: M. OLSEN
 CVL Project #: 1-01-03491-11

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Coe & Van Loo Consultants, Inc.

WALES RANCHES - UNIT 2
 PINAL COUNTY, ARIZONA



**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

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	6,418
2	6,452
3	6,453
4	6,603
5	5,691
6	5,400
7	5,399
8	5,399
9	5,399
10	5,400
11	5,384
12	5,385
13	5,400
14	5,401
15	5,401
16	5,401
17	5,401
18	5,401
19	5,402
20	5,399
21	5,400
22	5,400
23	5,400
24	5,400
25	5,400
26	5,400
27	5,400
28	5,400
29	5,399
30	5,221
31	9,007
32	8,697
33	8,125
34	8,118
35	5,618
36	5,625
37	5,625
38	6,250
39	6,250
40	5,625
41	5,625
42	5,625
43	5,376
44	5,400
45	5,400
46	5,400
47	5,400
48	5,400
49	5,400
50	5,400
51	5,400
52	5,400

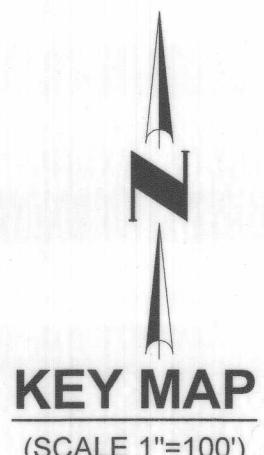
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
53	5,400
54	5,400
55	5,400
56	5,400
57	5,376
58	5,376
59	5,400
60	5,400
61	5,400
62	5,400
63	5,400
64	5,400
65	5,400
66	5,400
67	5,400
68	5,400
69	5,400
70	5,400
71	5,400
72	5,376
73	5,376
74	5,400
75	5,400
76	5,400
77	5,400
78	5,400
79	5,400
80	5,400
81	5,400
82	5,400
83	5,400
84	5,400
85	5,400
86	5,400
87	5,376
88	5,376
89	5,400
90	5,400
91	5,400
92	5,400
93	5,400
94	5,400
95	5,400
96	5,400
97	5,400
98	5,400
99	5,400
100	5,400
101	5,400
102	5,376
103	5,376
104	5,400

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
105	5,400
106	5,400
107	5,400
108	5,400
109	5,400
110	5,400
111	5,400
112	5,400
113	5,400
114	5,400
115	5,400
116	5,400
117	5,376
118	5,376
119	5,400
120	5,400
121	5,400
122	5,400
123	5,400
124	5,400
125	5,400
126	5,400
127	5,400
128	5,400
129	5,400
130	5,400
131	5,400
132	5,376
133	5,400
134	5,400
135	5,400
136	5,400
137	5,400
138	5,400
139	5,400
140	5,400
141	5,400
142	5,400
143	5,400
144	5,400
145	5,400
146	5,400
147	5,400
148	5,400
TOTAL	818,713

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.025	LANDSCAPE TRACT, P.U.E.
TRACT B	0.124	LANDSCAPE TRACT, P.U.E.
TRACT C	0.061	LANDSCAPE TRACT, P.U.E.
TRACT D	0.113	LANDSCAPE TRACT, P.U.E.
TRACT E	0.110	LANDSCAPE TRACT, P.U.E.
TRACT F	0.165	LANDSCAPE TRACT, P.U.E.
TRACT G	1.856	OPEN SPACE, LANDSCAPE TRACT, TRAIL, RETENTION, DRAINAGE
TRACT H	0.050	LANDSCAPE TRACT, P.U.E.
TRACT I	0.050	LANDSCAPE TRACT, P.U.E.
TRACT J	0.050	LANDSCAPE TRACT, P.U.E.
TRACT K	0.050	LANDSCAPE TRACT, P.U.E.
TRACT L	0.050	LANDSCAPE TRACT, P.U.E.
TRACT M	0.050	LANDSCAPE TRACT, P.U.E.
TRACT N	0.175	LANDSCAPE MEDIAN, P.U.E.
TRACT O	0.015	LANDSCAPE MEDIAN, P.U.E.
TRACT P	0.400	LANDSCAPE MEDIAN, P.U.E.
TRACT Q	0.030	LANDSCAPE MEDIAN, P.U.E.
TOTAL	3.375	

LINE TABLE		
NO.	BEARING	LENGTH
L1	N54°48'55"E	28.50'
L2	S68°28'22"W	12.31'
L3	N89°48'25"E	23.00'
L4	N89°48'34"E	2.63'
L5	N38°00'53"E	82.67'
L6	N45°00'00"W	107.04'

LAND USE TABLE	
GROSS ACREAGE	30.633 A.C.
AREA OF STREETS	8.463 A.C.
NET ACREAGE	22.170 A.C.
TOTAL NUMBER OF LOTS	148 LOTS
TOTAL NUMBER OF TRACTS	17 TRACTS
AREA OF TRACTS (A-Q)	3.375 A.C.
GROSS RESIDENTIAL DENSITY	4.831 D.U./A.C.
AVERAGE AREA PER LOT	5,532 S.F.

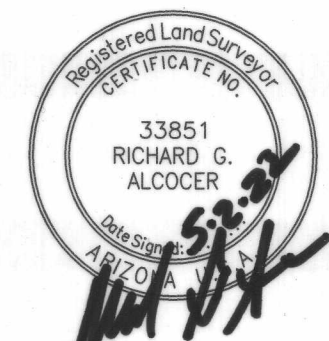


DATE _____ REVISION _____ NO. _____

PARCEL 2.2A
FINAL PLAT

WALES RANCHES - UNIT 2
PINAL COUNTY, ARIZONA

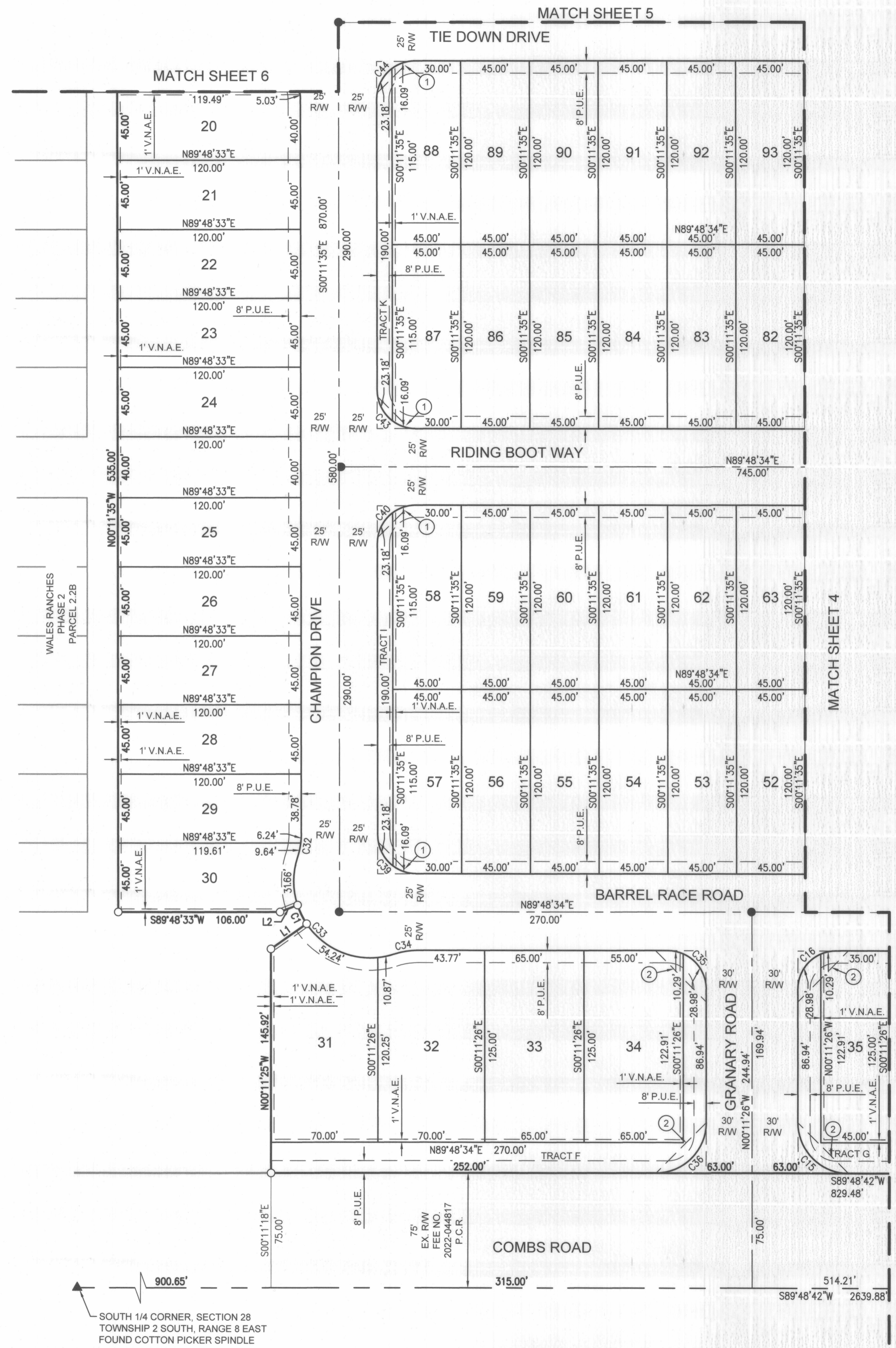
Coe & Van Loo Consultants, Inc.



2 SHEET OF 6
CVL Contact: M. OLSEN
CVL Project #: 1-01-03491-11
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SEE SHEET 2 FOR LOT TABLE, TRACT TABLE AND TYPICAL LOT DETAIL. SEE SHEET 3 FOR CURVE TABLE

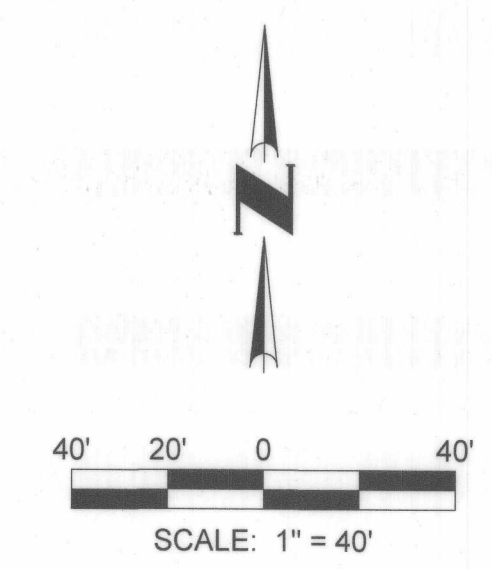
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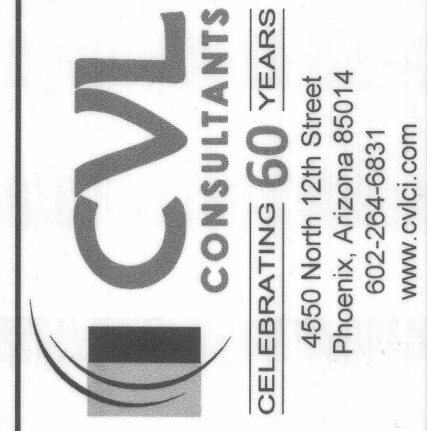
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	13.53'	50.00'	015°30'13"	6.81	13.49	S26°01'30"E
C2	5.03'	25.00'	011°32'13"	2.53	5.03	S05°34'40"W
C3	39.27'	25.00'	090°00'00"	25.00	35.36	N45°11'26"W
C4	16.09'	25.00'	036°52'20"	8.33	15.81	N71°22'24"E
C5	294.71'	210.00'	080°24'30"	177.49	271.12	N49°59'11"W
C6	219.76'	140.00'	089°56'11"	139.84	197.88	N44°50'28"E
C7	107.38'	140.00'	043°56'44"	56.49	104.77	S22°05'59"E
C8	163.56'	109.93'	085°15'00"	101.17	148.89	N01°28'51"W
C9	108.14'	150.00'	041°18'16"	56.54	105.81	S20°27'31"W
C10	139.27'	50.00'	159°35'35"	277.79	98.42	S70°00'46"W
C11	52.36'	50.00'	060°00'00"	28.87	50.00	S60°11'26"E
C12	39.27'	25.00'	090°00'08"	25.00	35.36	S44°48'30"W
C13	48.33'	50.00'	055°23'08"	26.24	46.47	S80°41'34"E
C14	15.88'	50.00'	018°11'42"	8.01	15.81	S80°42'43"W
C15	51.83'	33.00'	089°59'52"	33.00	46.67	S45°11'22"E
C16	39.27'	25.00'	090°00'00"	25.00	35.36	S44°48'34"W
C17	15.88'	50.00'	018°11'42"	8.01	15.81	N81°05'36"W
C18	110.30'	50.00'	126°23'31"	98.97	89.26	N44°48'30"E
C19	15.88'	50.00'	018°11'42"	8.01	15.81	S09°17'25"E
C20	39.27'	25.00'	090°00'08"	25.00	35.36	N44°48'30"E
C21	39.27'	25.00'	089°59'52"	25.00	35.35	S45°11'30"E
C22	39.27'	25.00'	090°00'08"	25.00	35.36	S44°48'30"W
C23	39.27'	25.00'	089°59'52"	25.00	35.35	N45°11'30"W
C24	209.44'	50.00'	240°00'00"	86.60	86.60	S29°48'34"W
C25	39.27'	25.00'	089°59'52"	25.00	35.35	N45°11'30"W
C26	39.27'	25.00'	090°00'08"	25.00	35.36	N44°48'30"E
C27	39.27'	25.00'	089°59'52"	25.00	35.35	S45°11'30"E
C28	35.15'	210.00'	009°35'22"	17.61	35.11	N04°59'15"W
C29	39.27'	25.00'	090°00'08"	25.00	35.36	N44°48'30"E
C30	39.27'	25.00'	090°00'00"	25.00	35.36	S44°48'34"W
C31	34.24'	25.00'	078°27'40"	20.41	31.62	N50°57'36"W
C32	15.88'	50.00'	018°11'42"	8.01	15.81	N08°54'16"E
C33	110.29'	50.00'	126°23'15"	98.96	89.25	S45°11'30"E
C34	15.88'	50.00'	018°11'42"	8.01	15.81	S80°42'43"W
C35	39.27'	25.00'	090°00'00"	25.00	35.36	N45°11'26"W
C36	51.84'	33.00'	090°00'08"	33.00	46.67	N44°48'38"E
C37	39.27'	25.00'	089°59'52"	25.00	35.35	N45°11'30"W
C38	39.27'	25.00'	090°00'08"	25.00	35.36	N44°48'30"E
C39	39.27'	25.00'	089°59'52"	25.00	35.35	S45°11'30"E
C40	39.27'	25.00'	090°00'08"	25.00	35.36	S44°48'30"W
C41	39.27'	25.00'	089°59'52"	25.00	35.35	N45°11'30"W
C42	39.27'	25.00'	090°00'08"	25.00	35.36	N44°48'30"E
C43	39.27'	25.00'	089°59'52"	25.00	35.35	S45°11'30"E
C44	39.27'	25.00'	090°00'08"	25.00	35.36	S44°48'30"W
C45	33.77'	95.00'	020°21'56"	17.06	33.59	N79°37'36"E
C46	5.97'	3.00'	114°02'09"	4.62	5.03	N53°32'15"W
C47	28.04'	110.00'	014°36'27"	14.10	27.97	S03°49'24"E
C48	2.23'	1.00'	127°32'45"	2.03	1.79	N52°38'45"E
C49	44.12'	95.00'	026°36'33"	22.47	43.72	N76°53'10"W

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C50	17.11'	110.00'	008°54'50"	8.57	17.10	N82°36'55"E
C51	10.55'	5.00'	120°55'10"	8.82	8.70	N41°22'55"W
C52	27.57'	95.00'	016°37'49"	13.88	27.48	S10°45'46"W
C53	13.56'	5.00'	155°22'57"	22.92	9.77	N80°08'19"E
C54	28.35'	262.86'	006°10'49"	14.19	28.34	N25°15'37"W
C55	10.07'	5.00'	115°25'21"	7.91	8.45	S29°21'39"W
C56	213.39'	74.50'	164°06'37"	533.82	147.57	N08°04'21"W
C57	137.60'	74.50'	105°49'36"	98.55	118.86	S53°06'14"E
C58	117.11'	74.50'	090°03'47"	74.58	105.42	S44°50'27"W
C59	33.77'	95.00'	020°21'56"	17.06	33.59	S10°18'38"E
C60	5.97'	3.00'	114°02'11"	4.62	5.03	N36°31'30"E
C61	28.04'	110.00'	014°36'27"	14.10	27.97	S86°14'22"W
C62	2.22'	1.00'	126°32'14"	1.99	1.79	S37°17'29"E
C63	44.12'	95.00'	026°36'33"	22.46	43.72	N13°10'37"E

SOUTH 1/4 CORNER, SECTION 28 TOWNSHIP 2 SOUTH, RANGE 8 EAST FOUND COTTON PICKER SPINDLE



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



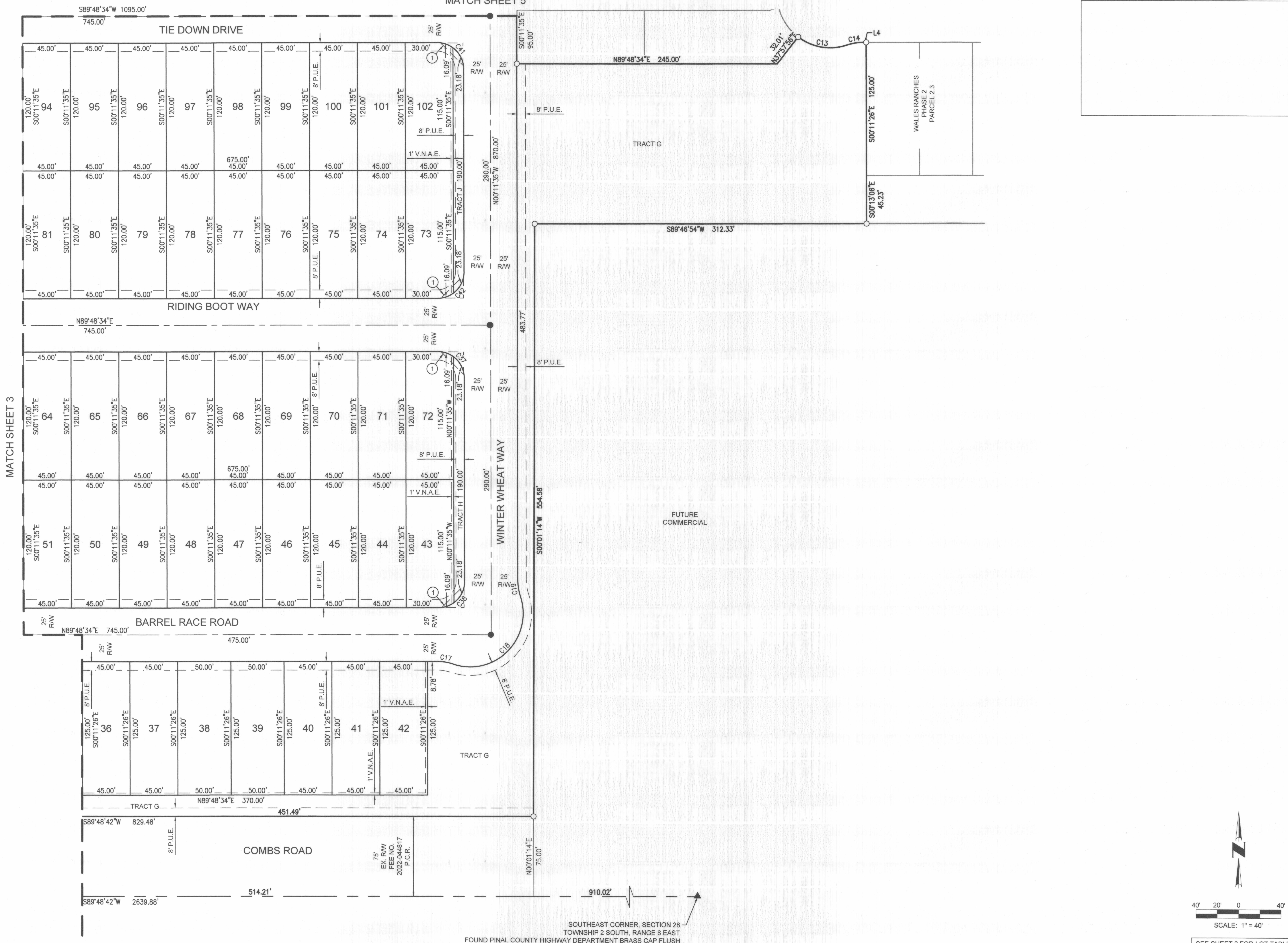
NO.	REVISION	DATE

PARCEL 2.2A
FINAL PLAT
WALES RANCHES - UNIT 2
PINAL COUNTY, ARIZONA

3 SHEET OF 6
CVL Contact: M. OLSEN
CVL Project #: 1-01-03491-11
Registered Land Surveyor
CERTIFICATE NO. 33651
RICHARD G. ALCOCK
ALCOCK SURVEYING

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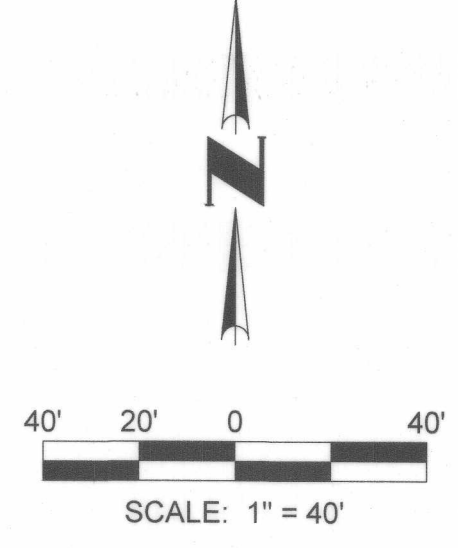
MATCH SHEET 5



MATCH SHEET 3

75'
 EX. R/W
 FEE NO.
 2022-044817
 P.C.R.

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



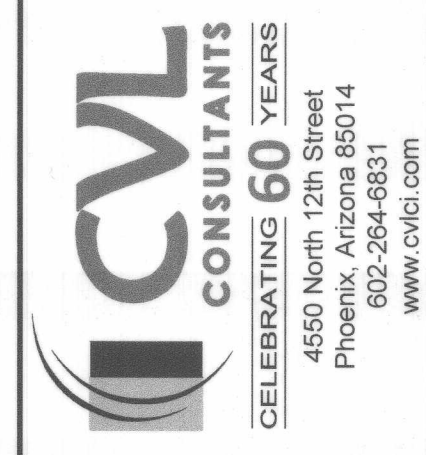
SEE SHEET 2 FOR LOT TABLE,
 TRACT TABLE AND TYPICAL
 LOT DETAIL. SEE SHEET 3
 FOR CURVE TABLE

NO.	REVISION	DATE

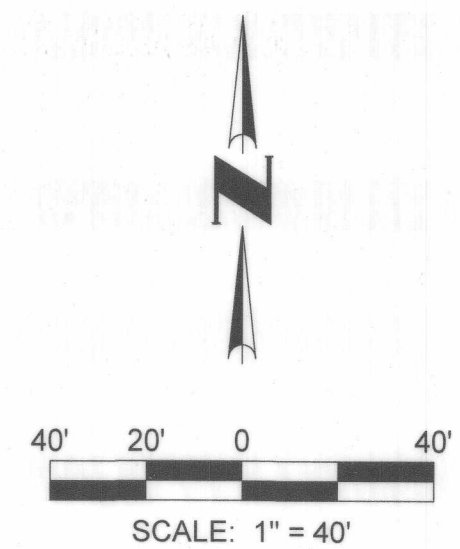
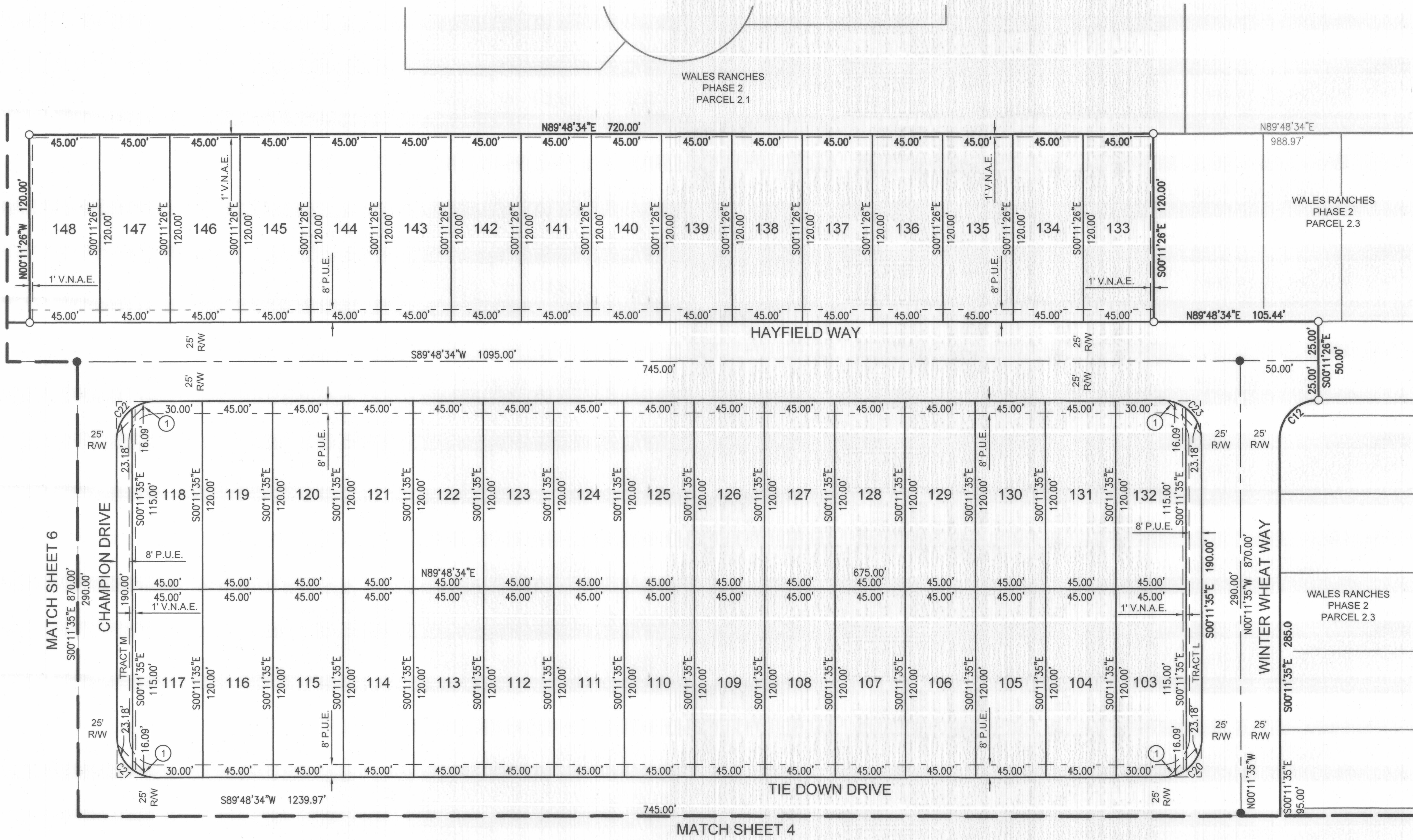
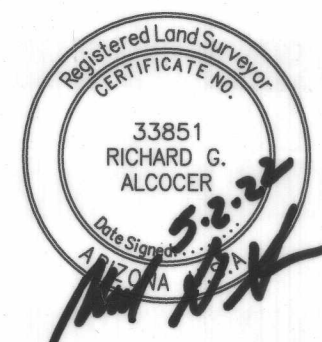
PARCEL 2.2A
 FINAL PLAT
 WALES RANCHES - UNIT 2
 PINAL COUNTY, ARIZONA



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 CVL Contact: M. OLSEN
 CVL Project #: 1-01-03491-11
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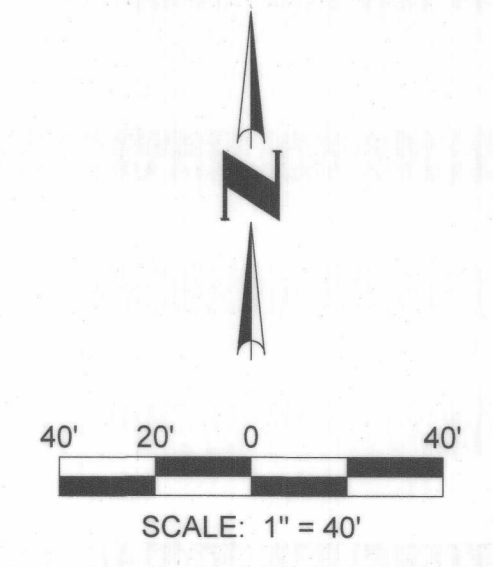
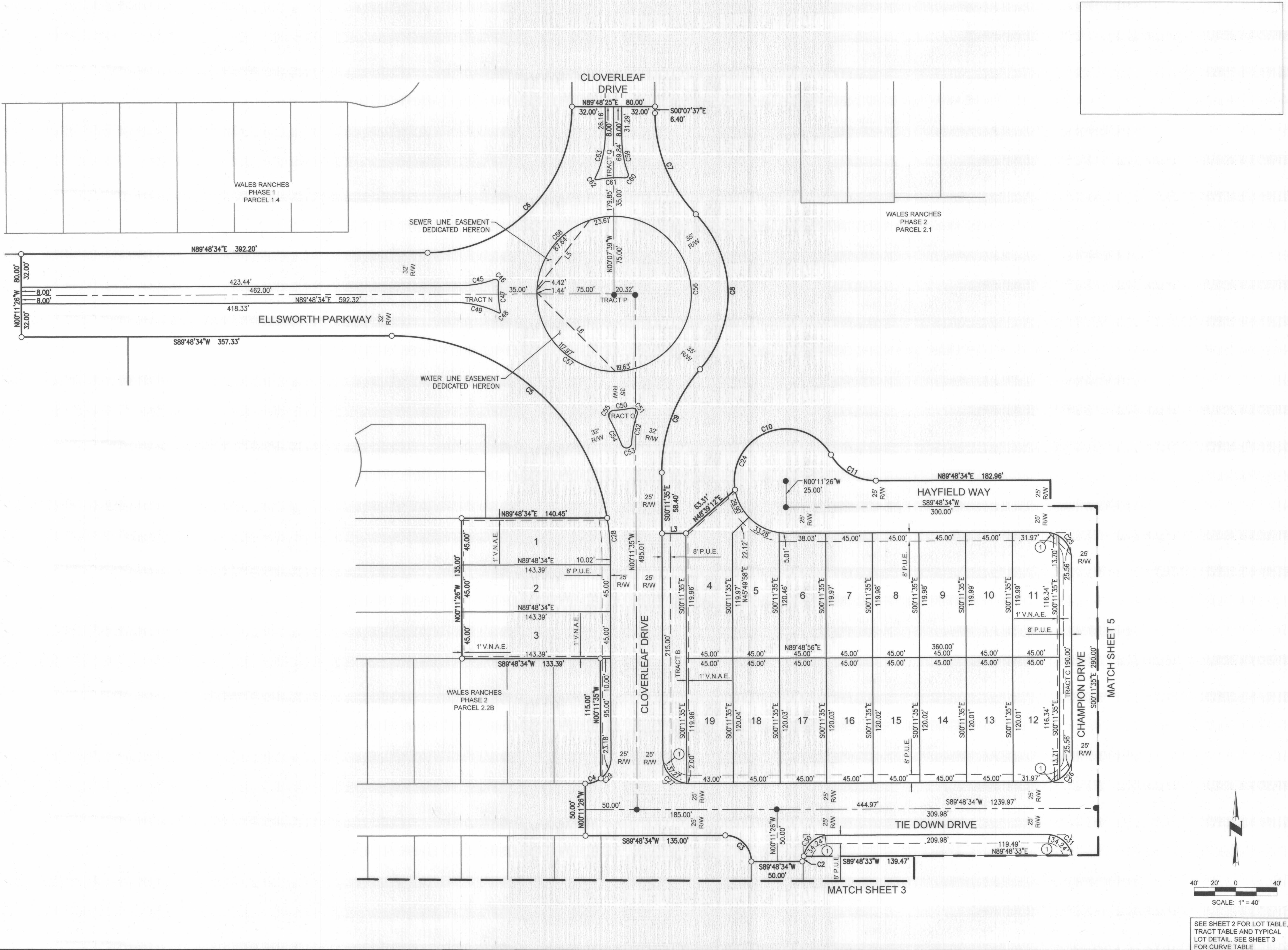
Coe & Van Loo Consultants, Inc.



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

NO.	REVISION	DATE

NO.	REVISION	DATE



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