

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

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 2.2B" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: [Signature] TITLE: VICE PRESIDENT DATE: 5-4-22

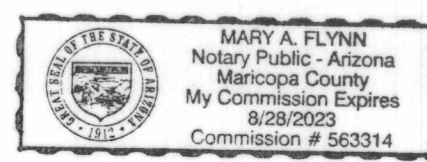
HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA) MARILOPA 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES: 8/28/2023



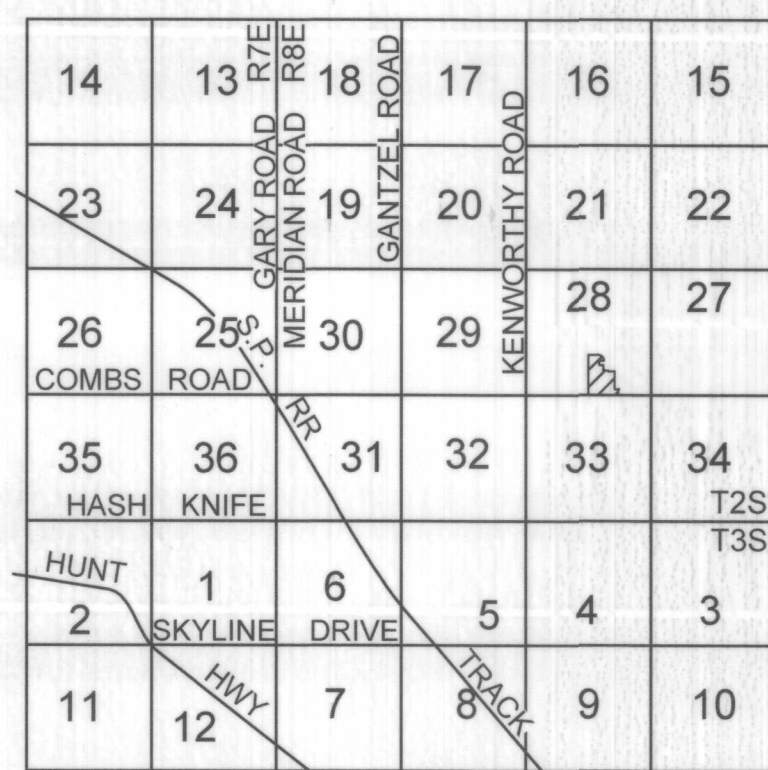
LAND SURVEYOR'S CERTIFICATION

I, RICHARD G. ALCOCKER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 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.

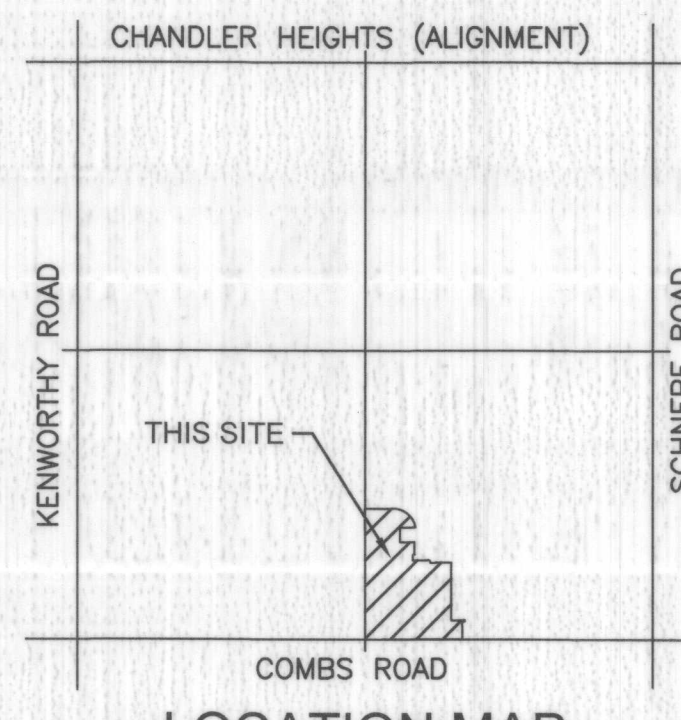
BY: [Signature] RICHARD G. ALCOCKER REGISTRATION NUMBER 33851 4550 N. 12TH STREET PHOENIX, ARIZONA 85014 (602)-264-6831 CVLSURVEY@CVLCCI.COM

FINAL PLAT FOR WALES RANCHES - UNIT 2 PARCEL 2.2B

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.T.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: MOLSEN@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

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:

Approval signatures and dates: Glenn Bak (5-24-2022), Am Shal (5/24/2022), [Signature] (05/24/2022)

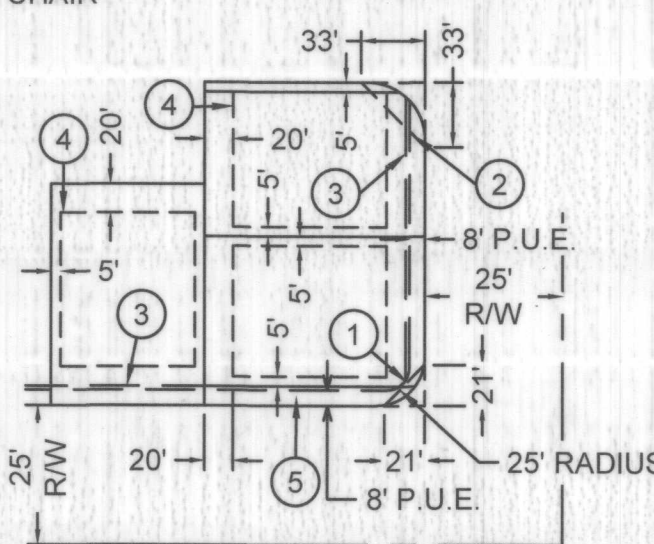
ASSURANCES IN THE FORM OF A FEE NO. HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED INFRASTRUCTURE FOR THIS PROJECT.

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



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)

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 2.2B, 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 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 B, D AND G. 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 DEDICATED AS SUCH HEREON FOR PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL.

IN WITNESS WHEREOF:

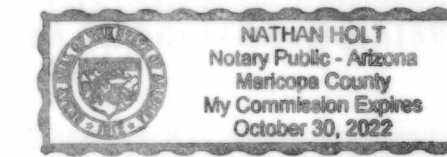
KL LHB AZ AIV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED.

THIS 3 DAY OF May, 2022.

BY: [Signature] ITS: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ARIZONA) MARILOPA 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

[Signature] 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 = 17.841 ACRES

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

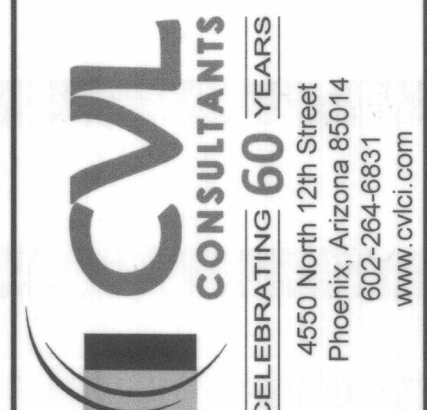


Table with columns: NO., REVISION, DATE. Includes vertical text: PARCEL 2.2B FINAL PLAT, WALES RANCHES - UNIT 2 PINAL COUNTY, ARIZONA, Coe and Van Loo II L.L.C.

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



1 SHEET OF 4 CVL Contact: M. OLSEN CVL Project #: 1-14-0349101 © 2020 Coe & Van Loo II L.L.C. All rights reserved to reproduction in any format.

DATE

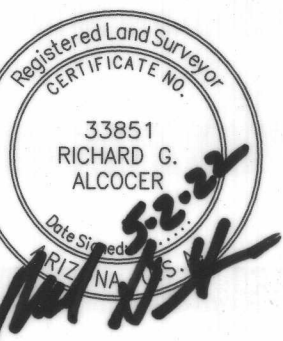
REVISION

NO.

PARCEL 2.2B
FINAL PLAT

Wales Ranches - Unit 2
PINAL COUNTY, ARIZONA

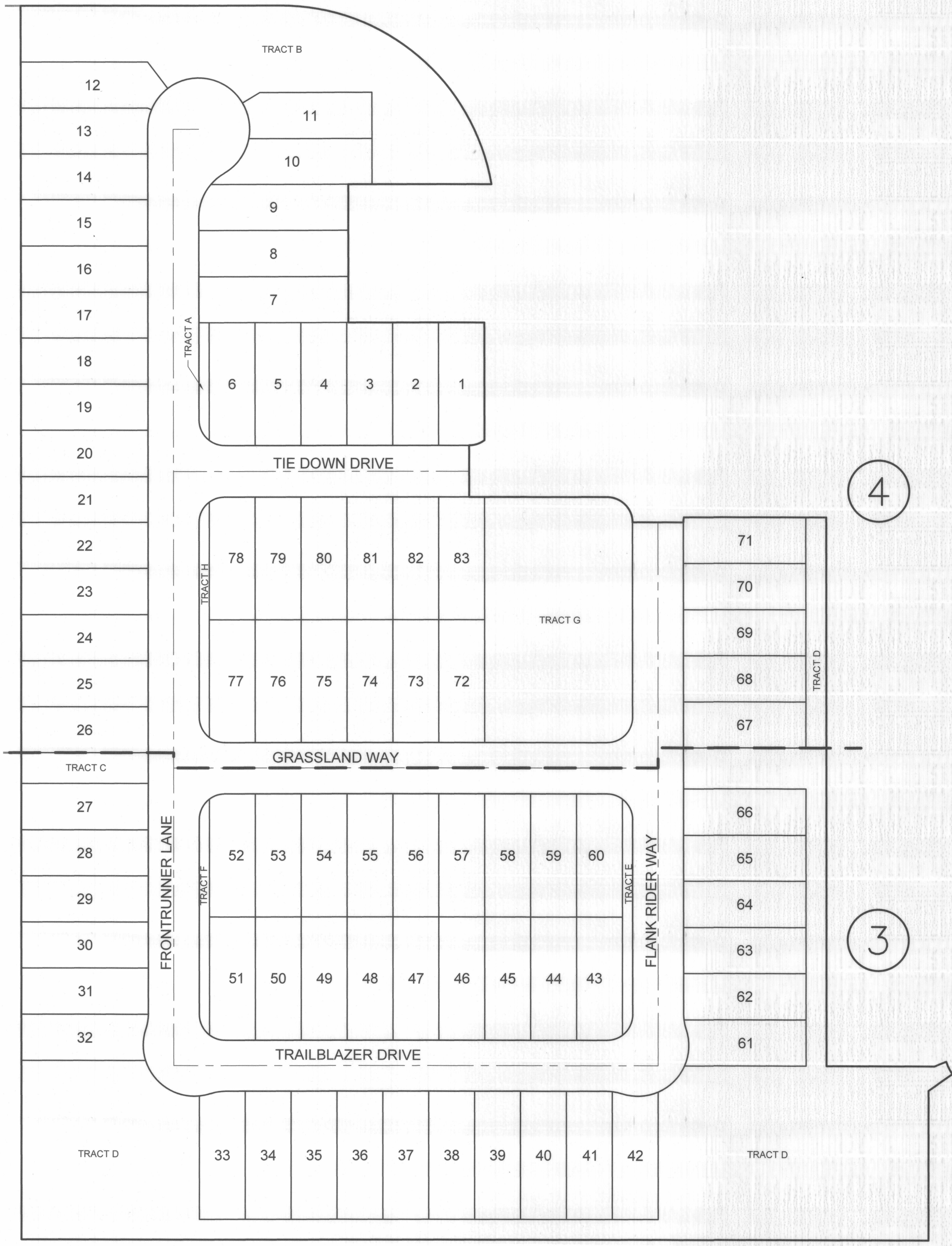
Coe and Van Loo II L.L.C.



2 SHEET OF 4

CVL Contact: M. OLSEN
CVL Project #: 1-14-0349101

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CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	294.71'	210.00'	080°24'30"	177.49	271.12	N49°59'11"W
C2	16.09'	25.00'	036°52'20"	8.33	15.81	N71°22'24"E
C3	39.27'	25.00'	090°00'00"	25.00	35.36	N45°11'26"W
C4	5.03'	25.00'	011°32'13"	2.53	5.03	S05°34'40"W
C5	13.53'	50.00'	015°30'13"	6.81	13.49	S26°01'30"E
C6	39.27'	25.00'	090°00'00"	25.00	35.36	S45°11'26"E
C7	52.36'	50.00'	060°00'00"	28.87	50.00	S29°48'34"W
C8	209.44'	50.00'	240°00'00"	-86.60	86.60	N60°11'26"W
C9	15.88'	50.00'	018°11'42"	8.01	15.81	N08°54'24"E
C10	110.30'	50.00'	126°23'23"	98.96	89.25	S45°11'26"E
C11	15.88'	50.00'	018°11'42"	8.01	15.81	S80°42'43"W
C12	15.88'	50.00'	018°11'42"	8.01	15.81	N81°05'36"W
C13	110.30'	50.00'	126°23'23"	98.96	89.25	N44°48'34"E
C14	15.88'	50.00'	018°11'42"	8.01	15.81	S09°17'17"E
C15	39.27'	25.00'	090°00'00"	25.00	35.36	N44°48'34"E
C16	39.27'	25.00'	090°00'00"	25.00	35.36	S45°11'26"E
C17	39.27'	25.00'	090°00'00"	25.00	35.36	S44°48'34"W
C18	39.27'	25.00'	090°00'00"	25.00	35.36	N45°11'26"W
C19	39.27'	25.00'	090°00'00"	25.00	35.36	N44°48'34"E
C20	39.27'	25.00'	090°00'00"	25.00	35.36	S45°11'26"E
C21	39.27'	25.00'	090°00'00"	25.00	35.36	S44°48'34"W

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.025	LANDSCAPE TRACT, P.U.E.
TRACT B	0.832	OPEN SPACE, LANDSCAPE TRACT, TRAIL, RETENTION, DRAINAGE
TRACT C	0.086	LANDSCAPE TRACT, P.U.E.
TRACT D	2.263	OPEN SPACE, LANDSCAPE TRACT, TRAIL, RETENTION, DRAINAGE
TRACT E	0.050	LANDSCAPE TRACT, P.U.E.
TRACT F	0.050	LANDSCAPE TRACT, P.U.E.
TRACT G	0.793	POCKET PARK, OPEN SPACE, LANDSCAPE TRACT, RETENTION, TRAIL, AMENITIES, DRAINAGE
TRACT H	0.050	LANDSCAPE TRACT, P.U.E.
TOTAL	4.148	

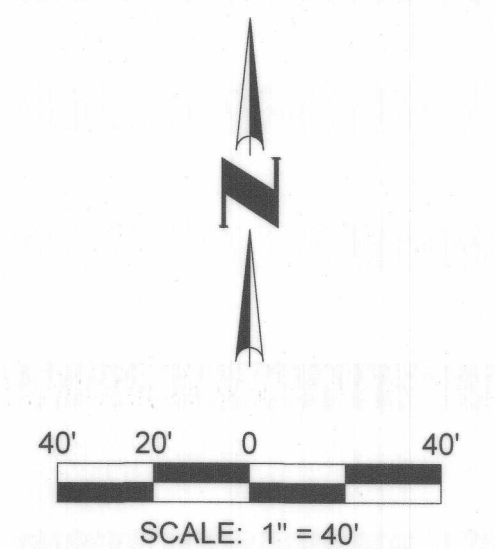
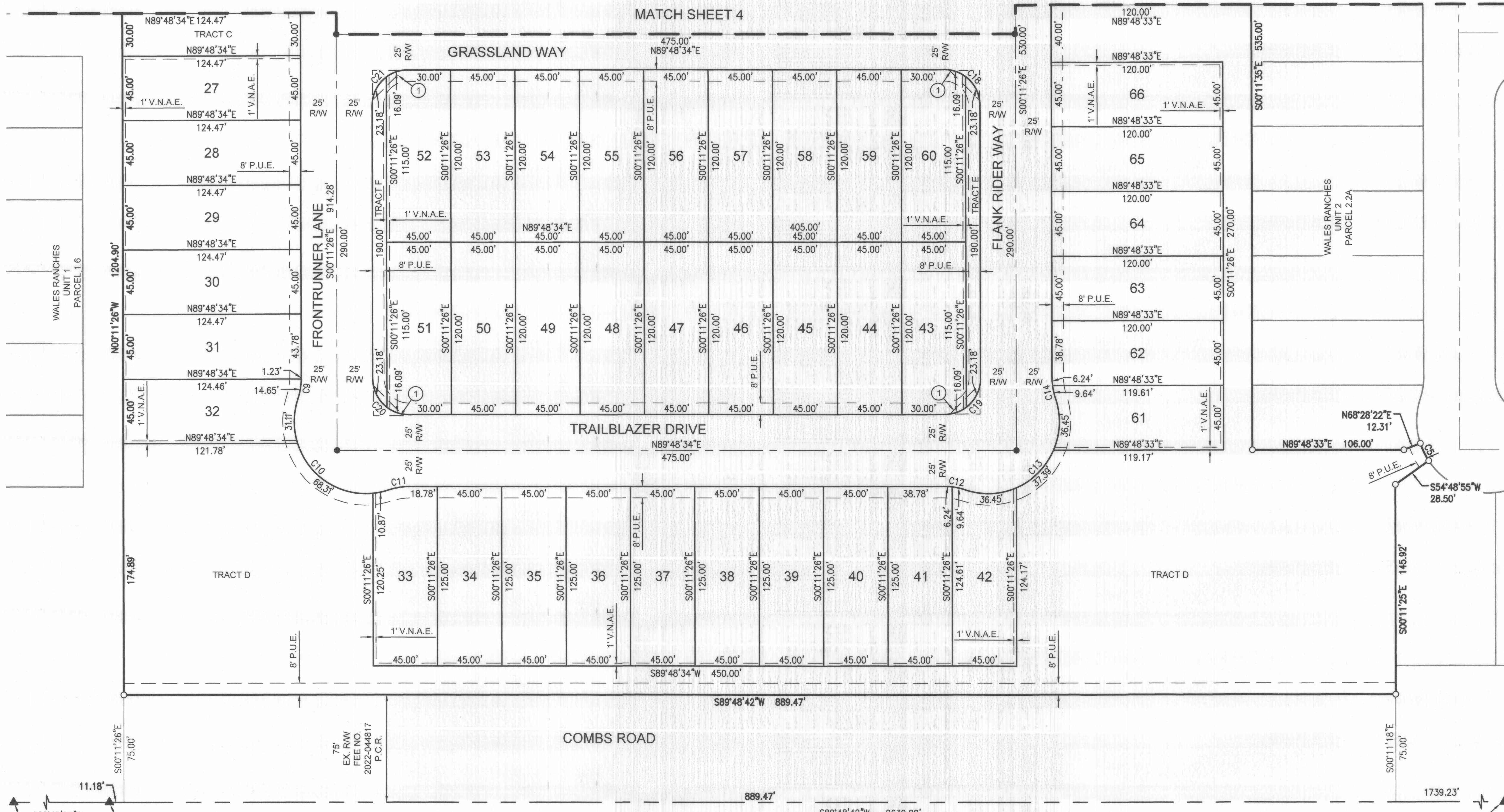
LAND USE TABLE	
GROSS ACREAGE	17.841 A.C.
AREA OF STREETS	3.164 A.C.
NET ACREAGE	14.677 A.C.
TOTAL NUMBER OF LOTS	83 LOTS
TOTAL NUMBER OF TRACTS	8 TRACTS
AREA OF TRACTS (A-H)	4.148 A.C.
GROSS RESIDENTIAL DENSITY	4.652 D.U./A.C.
AVERAGE AREA PER LOT	5,526 S.F.

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,376
2	5,400
3	5,400
4	5,400
5	5,400
6	5,376
7	6,597
8	6,597
9	6,476
10	6,067
11	5,446
12	6,067
13	5,628
14	5,601
15	5,601
16	5,601
17	5,601
18	5,601
19	5,601
20	5,601
21	5,601
22	5,601
23	5,601
24	5,601
25	5,601
26	5,601
27	5,601
28	5,601
29	5,601
30	5,601
31	5,601
32	5,460
33	5,572
34	5,625
35	5,625
36	5,625
37	5,625
38	5,625
39	5,625
40	5,625
41	5,624
42	5,475

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
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	5,376
52	5,376
53	5,400
54	5,400
55	5,400
56	5,400
57	5,400
58	5,400
59	5,400
60	5,376
61	5,250
62	5,399
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	5,399
72	5,400
73	5,400
74	5,400
75	5,400
76	5,400
77	5,376
78	5,376
79	5,400
80	5,400
81	5,400
82	5,400
83	5,400



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



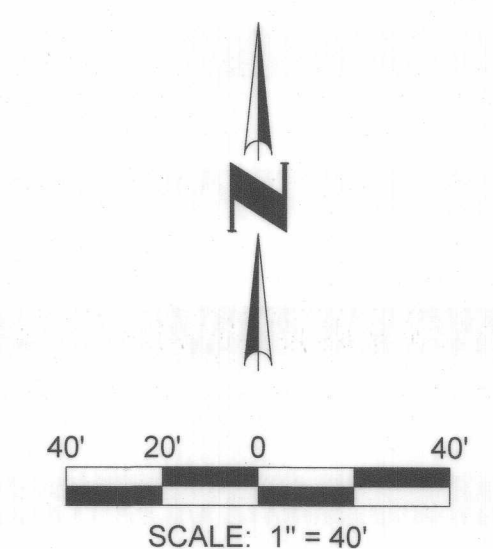
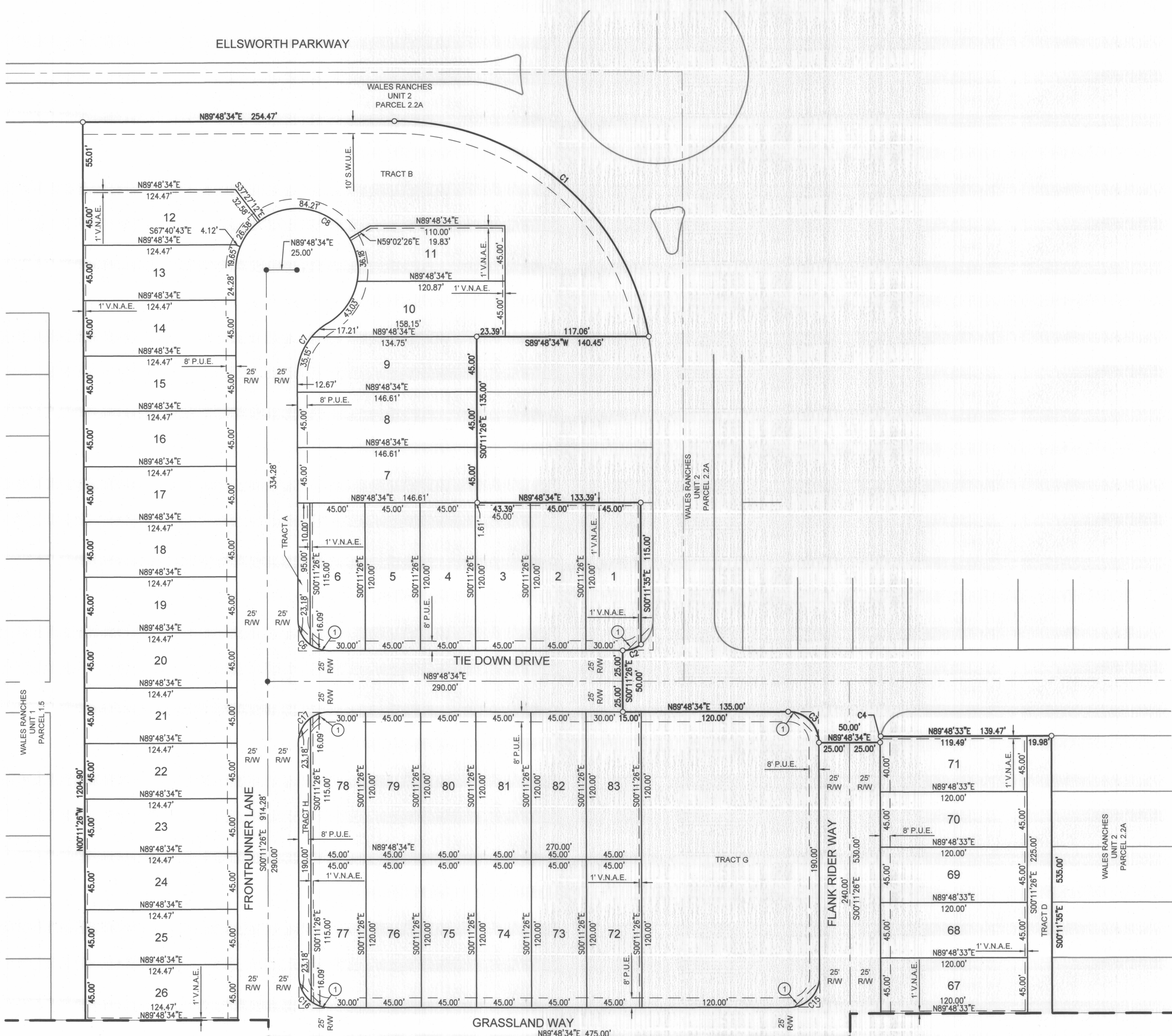
SEE SHEET 2 FOR CURVE TABLE, LOT TABLE, TRACT TABLE AND TYPICAL LOT DETAIL.

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

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

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



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

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