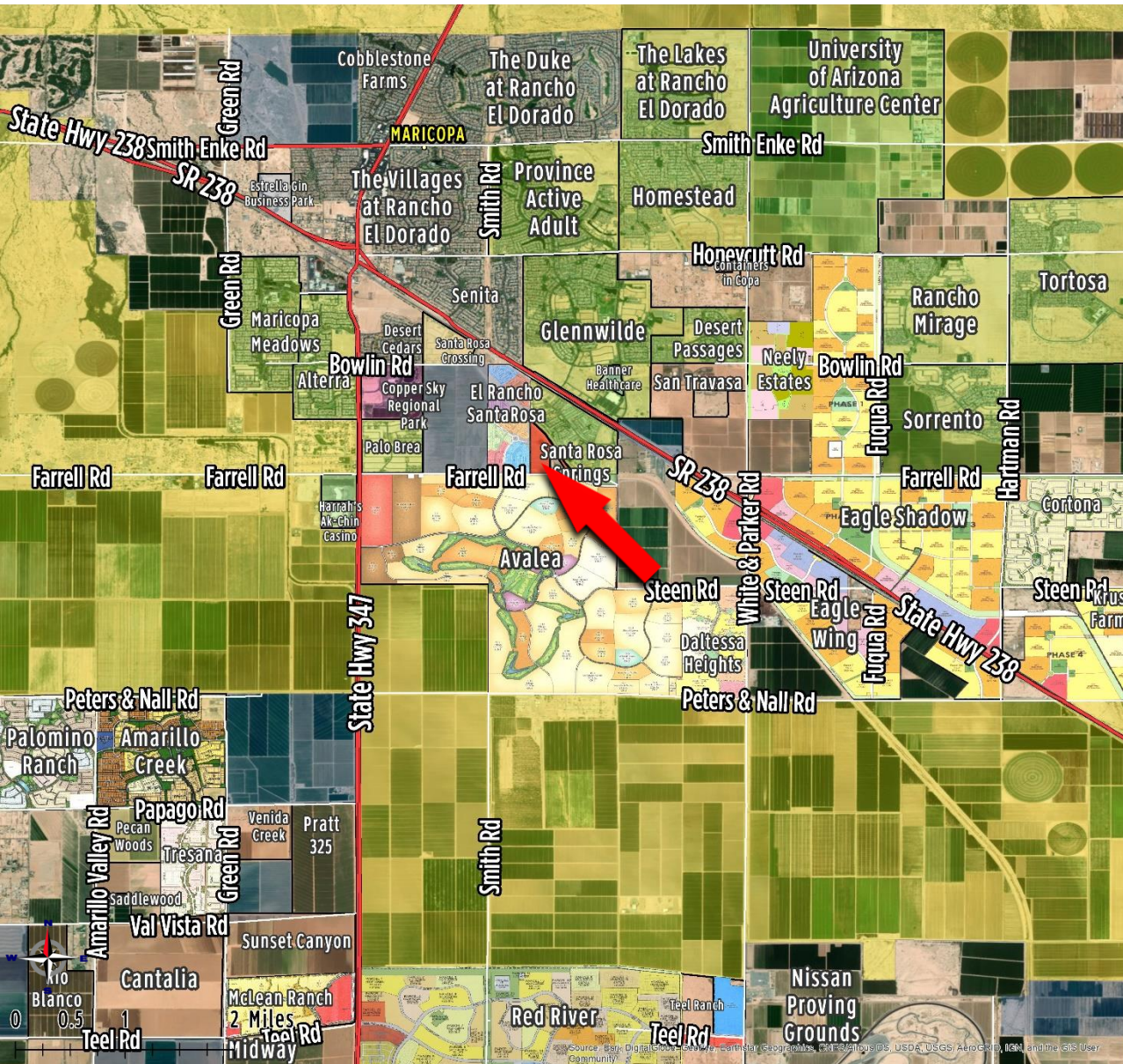


Santa Rosa Springs Parcel 4 | Maricopa, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Location:

W/NWC of Farrell Rd & Porter Rd
Maricopa, AZ

Purchase Price:

Submit Offers

Description:

46.68 Acres
141 Lots - 50'x115'
Zoned CR-3 PAD

Setbacks:

Front - 15' to Side Entry Garage or House & 20' to Face of Garage
Side - 5' & 5'
Rear - 15'

Comments:

Seller has recently re-platted lots to achieve 115' depths. Farrell Rd has recently been improved. Access to South Maricopa has drastically improved with addition of railroad overpass.



Jeff Beach
Jim Tipton
James Hotis

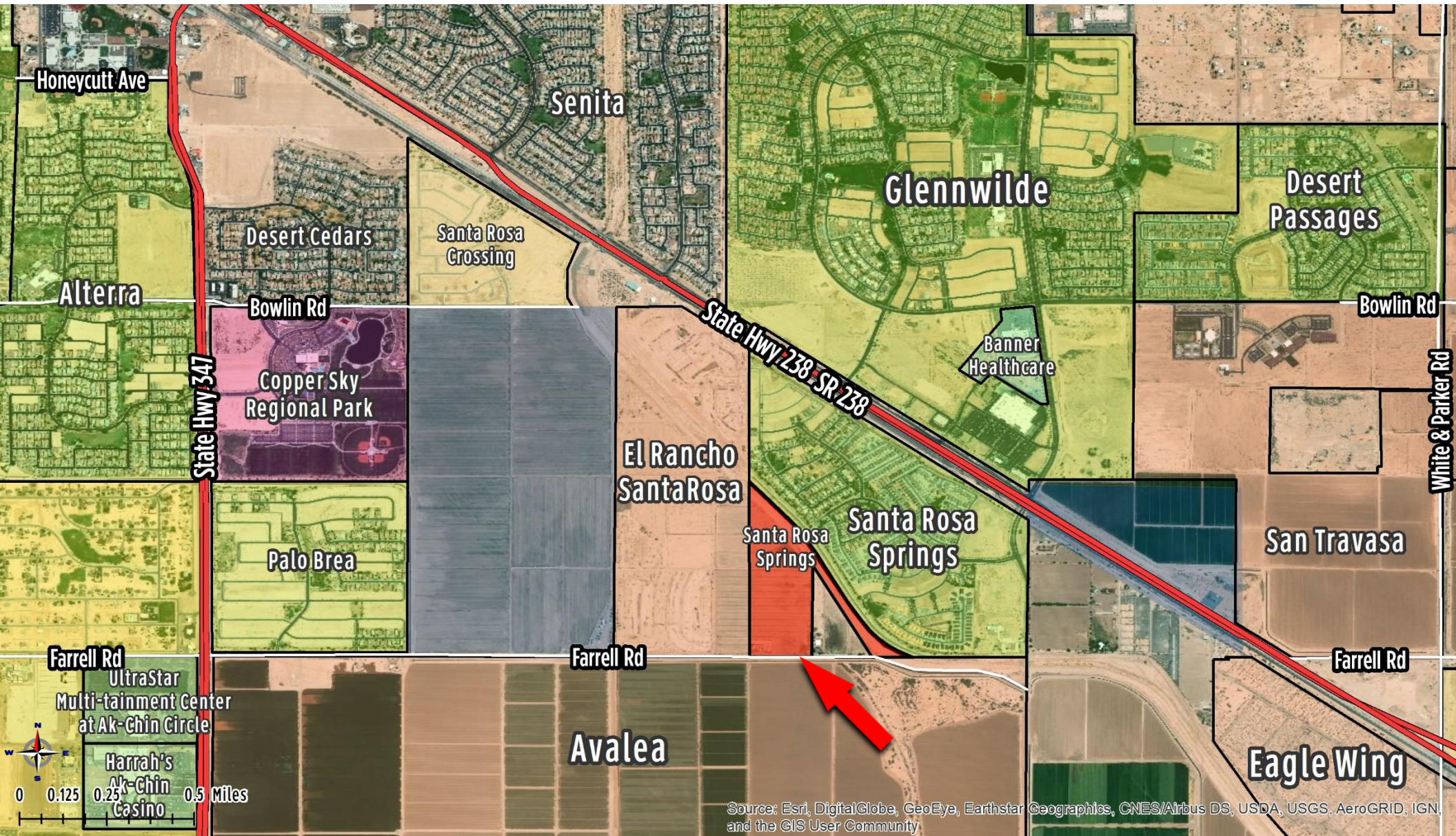
(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Santa Rosa Springs Parcel 4 | Maricopa, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Jeff Beach
Jim Tipton
James Hotis

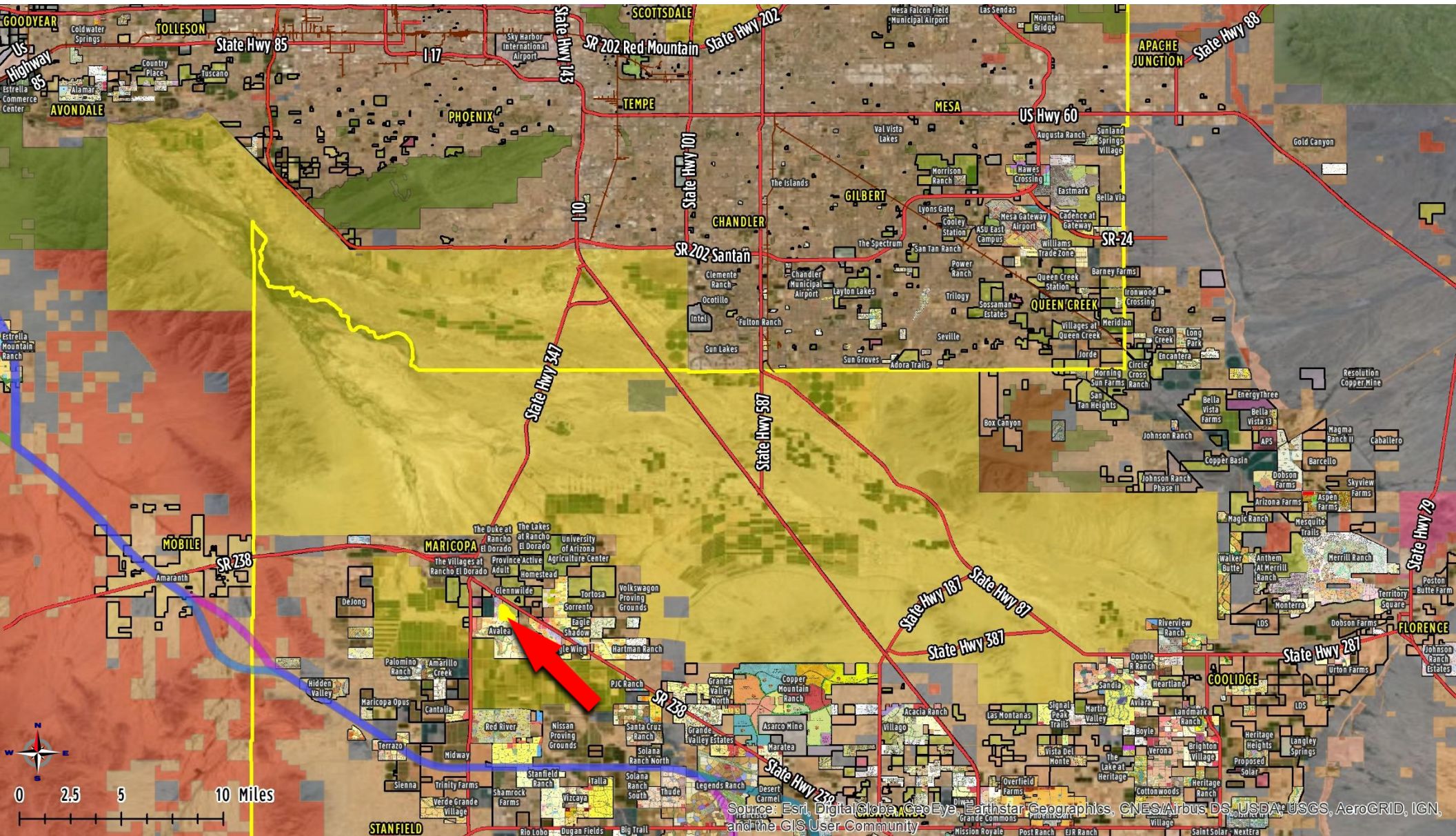
(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Santa Rosa Springs Parcel 4 | Maricopa, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach
Jim Tipton
James Hotis

(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specifying conditions, imposed by our principals.

Santa Rosa Springs Parcel 4 | Maricopa, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117

SANTA ROSE SPRINGS - PARCEL 4

PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA

COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS:

THAT SUNSET TRAFFESS LLC, ITS OWNER OF FEE TITLE TO: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT FOR STREET OR HIGHWAY AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS PLAT, CORNER HEREBY MANIFESTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE WILL TO SUEH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

SUNSET TRAFFESS LLC HAS SUBDIVIDED UNDER THE NAME OF "SANTA ROSA SPRINGS-PARCEL 4" A PLANNED AREA DEVELOPMENT LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT FOR "SANTA ROSA SPRINGS-PARCEL 4" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND DUES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID PARCELS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBERS, LETTERS OR NAMES GIVEN EACH RESPECTIVELY. STREETS AND HIGHWAYS SHOWN ON SAID PLAT ARE DEDICATED TO THE CITY OF MARICOPA, ARIZONA FOR URBAN PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, TRANSPORTATION AND PUBLIC UTILITIES. EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE PURPOSES SHOWN HEREON.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MARICOPA, ARIZONA UPON, OVER, UNDER, ACROSS AND THROUGH TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND ALL LOTS AND TRACTS BEING DEDICATED HEREON AND THROUGHOUT THE DRAINAGE SYSTEM MAINTAINED BY THE DRAINAGE DISTRICTS. THE DRAINAGE DISTRICTS SHALL BE THE RESPONSIBILITY OF SANTA ROSA SPRINGS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHOULD THE ASSOCIATION NOT SUFFICIENTLY 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 UNDER THE DRAINAGE EASEMENTS AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE.

TRACTS A-S ARE COMMON AREAS WHICH SHALL BE DECEDED TO AND MAINTAINED BY THE SANTA ROSA SPRINGS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

SANTA ROSA SPRINGS HOMEOWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH THE APPROVED PLANS.

MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MARICOPA, ARIZONA UPON, OVER, UNDER AND ACROSS AND THROUGHOUT TRACTS A-S, TRACTS B-S, TRACTS C-S, TRACTS D-S, TRACTS E-S, TRACTS F-S, TRACTS G-S, TRACTS H-S, TRACTS I-S, TRACTS J-S, TRACTS K-S, TRACTS L-S, TRACTS M-S, TRACTS N-S, TRACTS O-S, TRACTS P-S, TRACTS Q-S, TRACTS R-S, TRACTS S-S, TRACTS T-S, TRACTS U-S, TRACTS V-S, TRACTS W-S, TRACTS X-S, TRACTS Y-S, TRACTS Z-S, AND ALL LOTS AND TRACTS BEING DEDICATED HEREON AND THROUGHOUT THE DRAINAGE SYSTEM MAINTAINED BY THE DRAINAGE DISTRICTS. THE DRAINAGE DISTRICTS SHALL BE THE RESPONSIBILITY OF SANTA ROSA SPRINGS HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHOULD THE ASSOCIATION NOT SUFFICIENTLY 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 UNDER THE DRAINAGE EASEMENTS AND CHARGE THE HOMEOWNERS ASSOCIATION THE COST OF THE MAINTENANCE.

IN WITNESS WHEREOF:

SUNSET TRAFFESS LLC HAS HEREBY CAUSED ITS NAME TO BE ATTACHED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, THEREIN DULY AUTHORIZED THIS DAY OF 2019.

OWNER: SUNSET TRAFFESS LLC

ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF PINAL

ON THIS DAY OF 2019, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED:

WHO ACKNOWLEDGED HIMSELF/HIMSELF TO BE OF SUNSET TRAFFESS LLC AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCED AT THE SOUTHWEST CORNER OF SECTION 35, MONUMENTED BY A 1" ROUND IRON NAIL, FROM WHICH THE SOUTH QUARTERLY CORNER OF SAID SECTION, MONUMENTED BY A 1/2" IRON NAIL, BEARS SOUTH 17 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 1720.51 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1720.51 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 2645.60 FEET TO THE WESTERLY LINE OF PARCEL 2, SAID SAID SPRINGS MAP OF DEDICATION, CABINET 6, SLIDE 85, PINAL COUNTY RECORDS.

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES:

THENCE SOUTH 41 DEGREES 13 MINUTES 15 SECONDS EAST, A DISTANCE OF 361.24 FEET;

THENCE SOUTH 41 DEGREES 37 MINUTES 34 SECONDS EAST, A DISTANCE OF 510.64 FEET;

THENCE SOUTH 31 DEGREES 42 MINUTES 29 SECONDS EAST, A DISTANCE OF 115.11 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2, BEING ALSO THE NORTHWEST CORNER OF PARCEL 3, SAID SAID SPRINGS MAP OF DEDICATION, CABINET 6, SLIDE 85, PINAL COUNTY RECORDS.

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 3, THE FOLLOWING FOUR (4) COURSES:

THENCE CONTINUING SOUTH 31 DEGREES 42 MINUTES 29 SECONDS EAST, A DISTANCE OF 374.06 FEET;

THENCE SOUTH 29 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 815.12 FEET;

THENCE SOUTH 52 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 502.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, FROM WHICH THE BEARS NORTH 17 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 1376.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRE POINT OF 35 DEGREES 42 MINUTES 29 SECONDS, 1/4 MILE LONGER OF 463.78 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION, MONUMENTED BY A 1/2" IRON NAIL, BEARS SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 1720.51 FEET.

THENCE NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1508.24 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 137.38 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 35.

THENCE NORTH 17 DEGREES 53 MINUTES 17 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 169.48 FEET TO THE POINT OF BEGINNING.

NOTES

1. OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE SANTA ROSA SPRINGS HOMEOWNERS ASSOCIATION.
2. ALL STREETS ARE PUBLIC STREETS AND ARE TO BE DEDICATED TO THE CITY OF MARICOPA, ARIZONA.
3. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF SANTA ROSA SPRINGS, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSIGNED AREA TO PROVIDE SERVICE TO THE AREA. SAID AREA SHALL BE ISSUED A LETTER OF COMMITMENT TO PROVIDE SERVICE TO THIS SUBDIVISION.
4. A 1/2" CAPPED IRON NAIL WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF FILING IMPROVEMENTS.
5. A THREE INCH IRON SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CORNERLINE P.C.I., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF FILING IMPROVEMENTS.
6. TRACTS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, EASES, EASEMENTS AND EASEMENTS FOR SANTA ROSA SPRINGS, UNRECORDED AS OF THIS DATE.
7. THE SURVEY SHALL BE CONSIDERED TO BE THE ORIGINAL UNRECORDED COPY OF THE ORIGINAL SURVEY MAP. THE ORIGINAL SURVEY MAP SHALL NOT BE CHANGED WITHOUT THE CITY OF MARICOPA APPROVAL.
8. THE SURVEY MAP SHALL BE CONSIDERED TO BE THE ORIGINAL UNRECORDED COPY OF THE ORIGINAL SURVEY MAP. THE ORIGINAL SURVEY MAP SHALL NOT BE CHANGED WITHOUT THE CITY OF MARICOPA APPROVAL.
9. THE SURVEY MAP SHALL BE CONSIDERED TO BE THE ORIGINAL UNRECORDED COPY OF THE ORIGINAL SURVEY MAP. THE ORIGINAL SURVEY MAP SHALL NOT BE CHANGED WITHOUT THE CITY OF MARICOPA APPROVAL.
10. ALL DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE UNDERGROUND.
12. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, ERECTIONS AND DRIVEWAYS.
13. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPAIR THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
14. AN 8 FOOT P.U.L. SHALL BE PLACED ON ALL LOT BOUNDARIES THROUGHOUT THE SUBDIVISION.
15. PUBLIC DISCLOSURE OF POTENTIAL HAZARDOUS-CONSTRUCTIVE KNOWLEDGE OF THE POTENTIAL HAZARDOUS/INDUSTRIAL PLANT HAZARDS SHOULD BE MADE TO FUTURE HOMEOWNERS, MORTGAGEES, RENTERS, OCCUPANTS AND USERS OF THE PROPERTY.
16. THE LOT IS AND REQUIRED TO BE AT A MINIMUM 1 FOOT ABOVE THE 50 YEAR 2 HOUR STORM EVENT IF PRESENT IN FLOODPLAIN ZONES.

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL LOT CORNERS WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

AUSTIN M. BURCHAM, P.L.S.
REGISTRATION NO. 41282
1201 E. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210



SHEET INDEX

1. COVER SHEET
2. LING CURVE, LOT & TRACT TABLES
3. SITE MAP
4. FINAL PLAT

OWNER

SUNSET TRAFFESS LLC
310 YALLOP PARK ST. S21
701 S. GIL (AZ 85201)
TELEPHONE:
FAX:

SURVEYOR

HUBBARD ENGINEERING
1201 E. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 882-5512
FAX: (480) 882-7051
CONTACT: AUSTIN BURCHAM, P.L.S.

ENGINEER

MANHART CONSULTING L.P.S.
241 N. GIL STREET SUITE 400
MESA, AZ 85201
PHONE: (480) 882-5512
FAX: (480) 882-7051
CONTACT:

ZONING

EXISTING ZONING: CR-3 PLD

SANTA ROSA SPRINGS-PARCEL 4 PLANNED AREA DEVELOPMENT STANDARDS							
ZONING DISTRICT	MIN. LOT AREA	MIN. LOT WIDTH	MINIMUM YARD SETBACKS (FEET)	MINIMUM BUILDING HEIGHT (FEET)	MINIMUM LOT COVERAGE (%)	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FEET)
CR-3 PLD	4,480	40.5'	15' 0" 15' 0" 15' 0"	10'	55%	15,000	40.5'

15' FRONT SETBACK FROM R.O.W. TO SIDE ENTRY GARAGE OR LIVABLE AREA OF HOUSE.
15' FRONT SETBACK TO LOT OF GARAGE FROM R.O.W.

ACREAGE DETAIL

GROSS ACREAGE: 2,033.462 SQ. FT. OR 46.8219 AC. ±
TOTAL LOT AREA: 390,277 SQ. FT. OR 9.0011 AC. ±
TOTAL TRACT ACREAGE: 390,277 SQ. FT. OR 9.0011 AC. ±
NET (GROSS MINUS R/W): 1,679,300 SQ. FT. OR 38.1696 AC. ±

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MEASURED BEARING: N89°53'17"W

APPROVAL

APPROVED:

BY: PLANNING DIRECTOR
CITY OF MARICOPA, ARIZONA

APPROVED: BY: CITY ENGINEER
CITY OF MARICOPA, ARIZONA

APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS DAY OF 2019.

BY: MAYOR DATE

ATTEST: CITY CLERK DATE

1201 E. Alma School Rd.
Suite 12000
Mesa, AZ 85210
PH: 480.882.5512
WWW.HUBBARDENGINEERING.COM

HUBBARD
ENGINEERING

SANTA ROSA SPRINGS
PARCEL 4
FINAL PLAT
City of Maricopa, Pinal County, Arizona

Certified
11/01/19
Project Eng.
Project Manager
AUSTIN BURCHAM

Sheet 1 of 7



Jeff Beach (602) 553-4120
Jim Tipton (602) 553-4110
James Hotis (480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specifying conditions, imposed by our principals.

Santa Rosa Springs Parcel 4 | Maricopa, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117

CURVE TABLE			
CURVE #	DELTA	HAUSUS	LENGTH
C1	107°32'43"	205.00'	36.81'
C2	27°28'16"	400.00'	161.92'
C3	17°56'05"	900.00'	112.88'
C4	107°25'07"	400.00'	72.74'
C5	80°58'11"	25.00'	36.04'
C6	17°15'19"	425.00'	177.99'
C7	88°32'17"	25.00'	38.63'
C8	8°40'30"	175.00'	56.78'
C9	20°49'54"	36.50'	17.09'
C10	144°18'10"	60.00'	151.11'
C11	28°48'54"	36.50'	17.09'
C12	28°28'00"	36.50'	16.89'
C13	142°11'40"	60.00'	149.01'
C14	28°28'00"	36.50'	16.89'
C15	90°00'00"	25.00'	39.27'
C16	90°00'00"	30.00'	47.12'
C17	90°00'00"	30.00'	47.12'
C18	90°00'00"	25.00'	39.27'
C19	28°36'17"	36.50'	16.89'
C20	147°05'08"	60.00'	146.80'
C21	28°36'47"	36.50'	16.89'
C22	107°32'43"	205.00'	36.81'
C23	27°28'16"	400.00'	161.92'
C24	17°56'05"	900.00'	112.88'
C25	28°48'54"	36.50'	17.09'

LINE TABLE		
LINE #	BEARING	LENGTH
11	S70°28'10"E	38.63'

CURVE TABLE			
CURVE #	DELTA	HAUSUS	LENGTH
C26	74°03'40"	36.00'	47.18'
C27	10°18'22"	475.00'	85.44'
C28	96°12'04"	25.00'	41.88'
C29	88°33'16"	25.00'	38.64'
C30	8°58'23"	425.00'	177.99'
C31	90°38'19"	25.00'	39.55'
C32	89°21'41"	25.00'	38.99'
C33	89°32'24"	25.00'	39.21'
C34	10°32'43"	175.00'	56.78'
C35	90°00'36"	25.00'	39.13'
C36	90°38'19"	25.00'	39.55'
C37	89°21'41"	25.00'	38.99'
C38	89°32'24"	25.00'	39.21'
C39	90°00'36"	25.00'	39.13'
C40	90°38'19"	25.00'	39.55'
C41	89°21'41"	25.00'	38.99'
C42	89°32'24"	25.00'	39.21'
C43	90°00'36"	25.00'	39.13'
C44	90°38'19"	25.00'	39.55'
C45	89°21'41"	25.00'	38.99'
C46	89°32'24"	25.00'	39.21'
C47	7°59'56"	835.00'	154.43'
C48	91°23'01"	25.00'	39.87'
C49	90°40'22"	25.00'	39.61'
C50	7°48'31"	910.00'	124.20'

LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	5726.00	0.1315
2	5750.00	0.1320
3	5740.00	0.1318
4	6284.00	0.1445
5	7783.00	0.1789
6	8676.00	0.2006
7	5418.00	0.1258
8	5750.00	0.1320
9	5750.00	0.1320
10	5750.00	0.1320
11	5750.00	0.1320
12	5750.00	0.1320
13	5750.00	0.1320
14	5750.00	0.1320
15	5750.00	0.1320
16	5750.00	0.1320
17	5750.00	0.1320
18	5750.00	0.1320
19	5750.00	0.1320
20	5750.00	0.1320
21	5750.00	0.1320
22	5750.00	0.1320
23	5750.00	0.1320
24	5750.00	0.1320
25	5750.00	0.1320
26	5750.00	0.1320
27	5621.00	0.1290
28	5750.00	0.1320
29	5750.00	0.1320
30	5750.00	0.1320
31	5749.00	0.1320
32	5639.00	0.1295
33	7799.00	0.1790
34	7797.00	0.1790
35	7492.00	0.1720
36	7010.00	0.1609
37	6544.00	0.1500
38	6680.00	0.1536
39	5772.00	0.1325
40	5750.00	0.1320
41	5750.00	0.1320
42	5750.00	0.1320
43	5750.00	0.1320
44	5750.00	0.1320
45	5750.00	0.1320
46	5750.00	0.1320
47	5750.00	0.1320
48	5750.00	0.1320
49	5750.00	0.1320
50	5750.00	0.1320
51	5750.00	0.1320
52	5750.00	0.1320
53	5750.00	0.1320
54	5750.00	0.1320
55	5750.00	0.1320
56	5750.00	0.1320
57	5574.00	0.1280
58	8758.00	0.2011
59	9677.00	0.2226
60	6979.00	0.1602
61	5746.00	0.1319
62	5750.00	0.1320
63	5726.00	0.1315
64	5795.00	0.1317
65	5750.00	0.1320
66	5750.00	0.1320
67	5750.00	0.1320
68	5750.00	0.1320
69	5750.00	0.1320
70	5750.00	0.1320
71	5792.00	0.1316

LOT TABLE		
LOT #	SQUARE FEET	ACRES
72	5798.00	0.1317
73	5750.00	0.1320
74	5750.00	0.1320
75	5750.00	0.1320
76	5750.00	0.1320
77	5750.00	0.1320
78	5750.00	0.1320
79	5797.00	0.1317
80	5797.00	0.1317
81	5750.00	0.1320
82	5750.00	0.1320
83	5750.00	0.1320
84	5750.00	0.1320
85	5750.00	0.1320
86	5750.00	0.1320
87	5742.00	0.1318
88	5746.00	0.1319
89	5750.00	0.1320
90	5750.00	0.1320
91	5750.00	0.1320
92	5750.00	0.1320
93	5750.00	0.1320
94	5750.00	0.1320
95	5798.00	0.1317
96	5798.00	0.1317
97	5750.00	0.1320
98	5750.00	0.1320
99	5750.00	0.1320
100	5750.00	0.1320
101	5750.00	0.1320
102	5750.00	0.1320
103	5747.00	0.1319
104	5749.00	0.1320
105	5750.00	0.1320
106	5750.00	0.1320
107	5750.00	0.1320
108	5750.00	0.1320
109	5750.00	0.1320
110	5750.00	0.1320
111	5740.00	0.1318
112	5750.00	0.1320
113	5750.00	0.1320
114	5750.00	0.1320
115	5750.00	0.1320
116	5750.00	0.1320
117	5750.00	0.1320
118	5750.00	0.1320
119	5721.00	0.1313
120	5791.00	0.1316
121	5750.00	0.1320
122	5750.00	0.1320
123	5750.00	0.1320
124	5750.00	0.1320
125	5750.00	0.1320
126	5775.00	0.1326
127	5913.00	0.1357
128	6047.00	0.1388
129	7827.00	0.1797
130	5750.00	0.1320
131	8994.00	0.2051
132	6160.00	0.1414
133	7523.00	0.1681
134	5974.00	0.1371
135	5750.00	0.1320
136	5750.00	0.1320
137	5750.00	0.1320
138	5750.00	0.1320
139	5750.00	0.1320
140	5821.00	0.1336
141	6099.00	0.1400
TOTAL	840277.00	19.2901

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
A	11827.00	0.2738	LANDSCAPE / RECREATION / RETENTION
B	449923.00	10.3288	LANDSCAPE / UTILITY EASEMENT
C	3499.00	0.0803	LANDSCAPE / UTILITY EASEMENT / RETENTION
D	11440.00	0.2557	LANDSCAPE / UTILITY EASEMENT / RETENTION
E	68762.00	1.5785	LANDSCAPE / UTILITY EASEMENT
F	2511.00	0.0589	LANDSCAPE / UTILITY EASEMENT
G	9200.00	0.2112	LANDSCAPE / UTILITY EASEMENT
H	2511.00	0.0589	LANDSCAPE / UTILITY EASEMENT / RETENTION
I	2749.00	0.0631	LANDSCAPE / UTILITY EASEMENT
J	9200.00	0.2112	LANDSCAPE / UTILITY EASEMENT / RETENTION / RECREATION
K	3313.00	0.0761	LANDSCAPE / UTILITY EASEMENT
L	2888.00	0.0663	LANDSCAPE / UTILITY EASEMENT
M	9200.00	0.2112	LANDSCAPE / UTILITY EASEMENT
N	4022.00	0.0923	LANDSCAPE / UTILITY EASEMENT
O	4275.00	0.0981	LANDSCAPE / UTILITY EASEMENT
P	5200.00	0.2112	LANDSCAPE / UTILITY EASEMENT
Q	2080.00	0.0478	LANDSCAPE / UTILITY EASEMENT / RETENTION
R	229601.00	5.2755	LANDSCAPE / UTILITY EASEMENT
S	2538.00	0.0606	LANDSCAPE
TOTAL	839029.00	19.2615	



SANTA ROSA SPRINGS
FINAL PLAN
City of Maricopa, Maricopa County, Arizona



Project No.
19147
Project Manager
Adam M. Burbach
Date
11/01/19
Project Eng.
Adam M. Burbach

Sheet 2 of 7



Jeff Beach
Jim Tipton
James Hotis

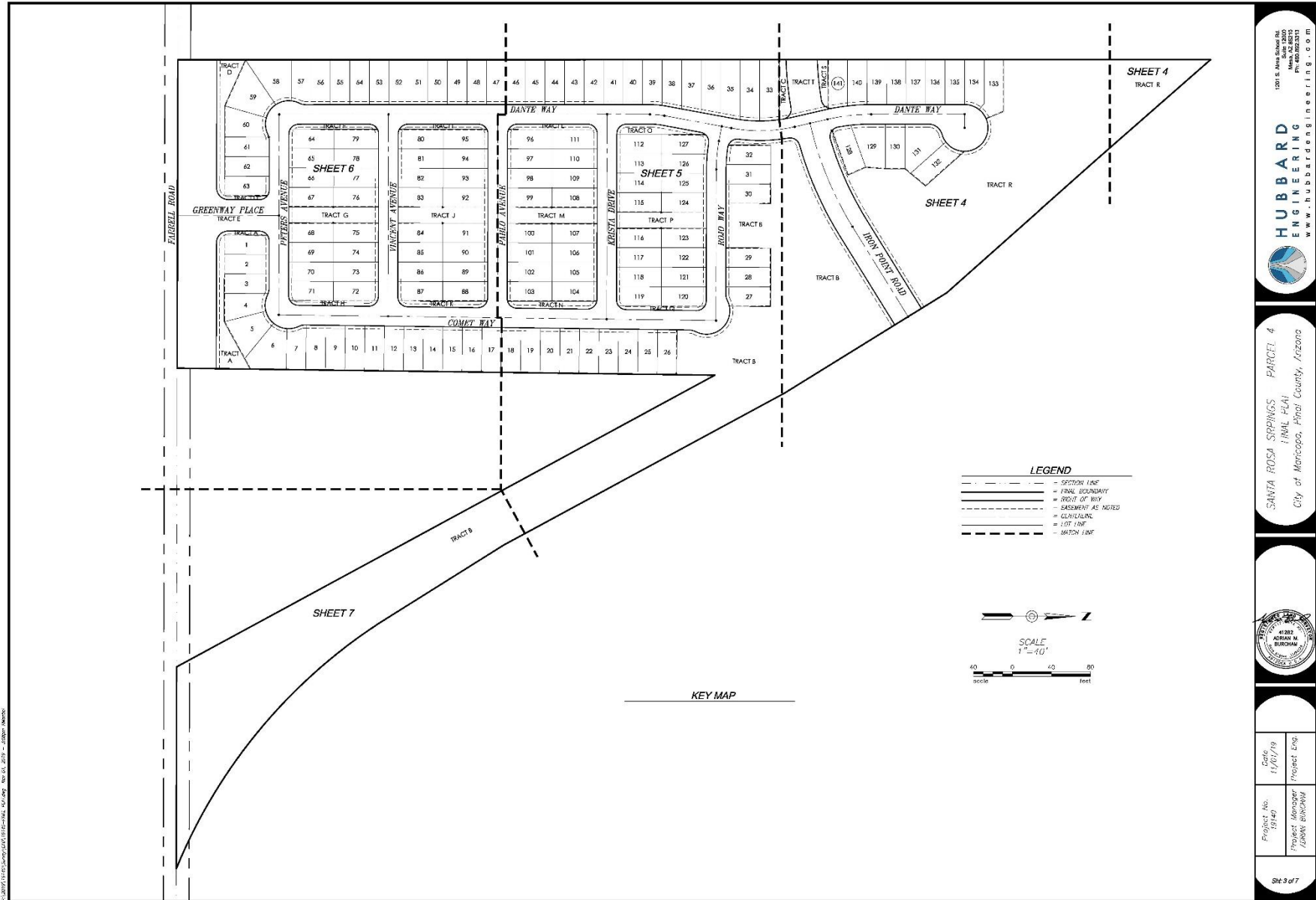
(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specifying conditions, imposed by our principals.

Santa Rosa Springs Parcel 4 | Maricopa, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach
Jim Tipton
James Hotis

(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific conditions, imposed by our principals.

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specifying conditions, imposed by our principals.

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specifying conditions, imposed by our principals.

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



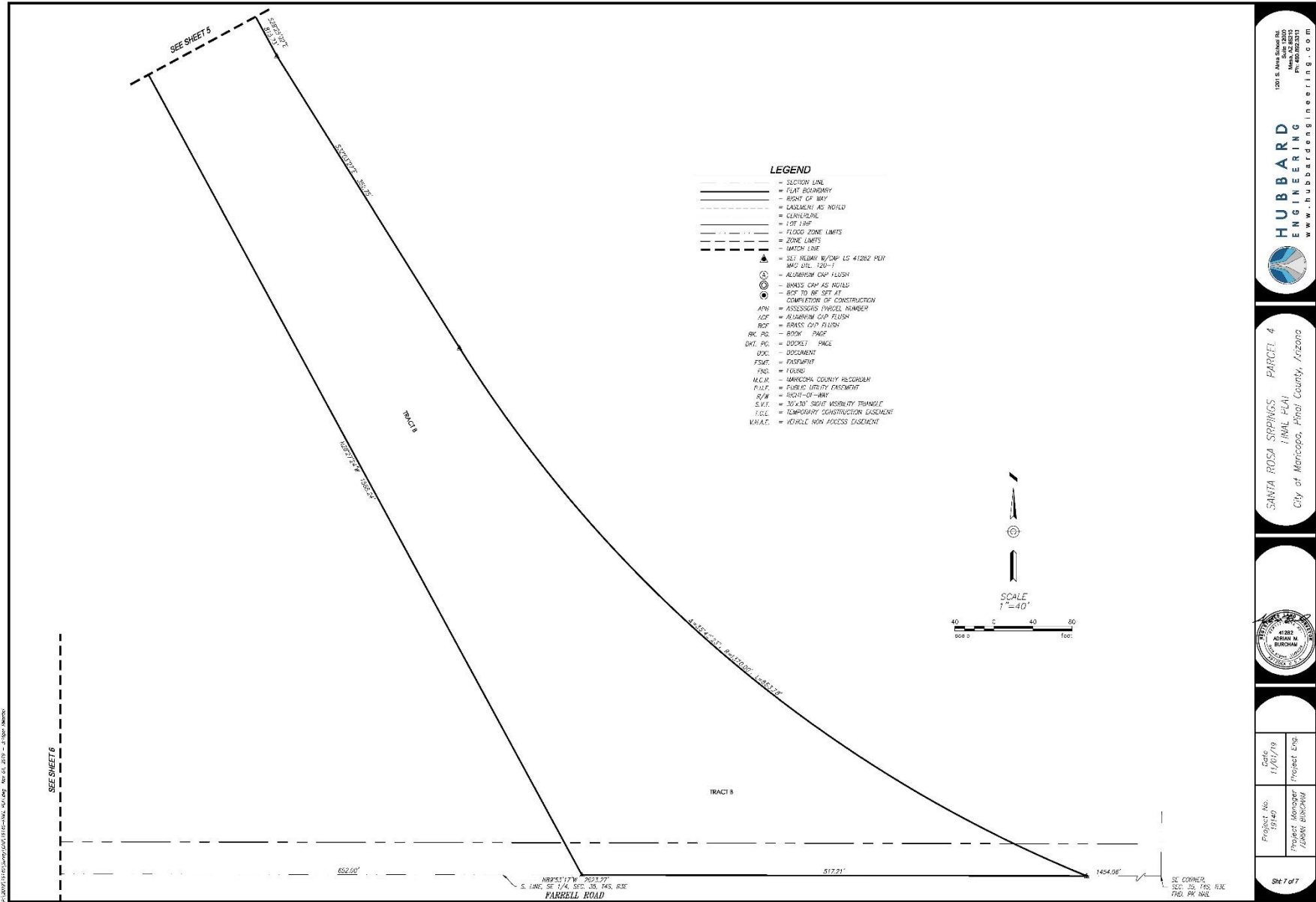
(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specifying listing conditions, imposed by our principals.

Santa Rosa Springs Parcel 4 | Maricopa, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Jeff Beach
Jim Tipton
James Hotis

(602) 553-4120
(602) 553-4110
(480) 628-7518

jbeach@hogangroupaz.com
jtipton@hogangroupaz.com
jhotis@hogangroupaz.com

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific conditions imposed by our principals.