

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
KNOW ALL MEN BY THESE PRESENTS:

THAT MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS - PARCEL 34C", A RE-PLAT OF PARCEL 34C, AS SHOWN ON THE INFRASTRUCTURE PLAT OF ZANJERO TRAILS PARCEL 34, AS RECORDED IN BOOK 1545, PAGE 33 OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON.

TRACTS "A" THROUGH "J" ARE HEREBY DECLARED AS COMMON AREAS FOR THE USE AND BENEFIT OF THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.

PERPETUAL SEWER EASEMENTS ("EASEMENTS") AS DESCRIBED IN THE PLAT ARE GRANTED TO LIBERTY UTILITIES AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES.

THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENTS AS DEDICATED ON SAID PLAT. ALL STREETS IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO MARICOPA COUNTY SO THAT UPON RECORDATION OF THIS PLAT, THE FEE OF THE STREETS RESERVED TO THE USE OF THE PUBLIC VESTS IN TRUST TO MARICOPA COUNTY FOR THE USES AND TO THE EXTENT DEPICTED ON THE PLAT.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS OWNER, HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF Glen Vortherms.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS OWNER.

BY: [Signature]
ITS: General Manager

ACKNOWLEDGMENT

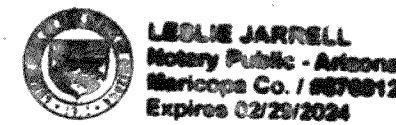
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 21 DAY OF July, 2020, BEFORE ME THE UNDERSIGNED NOTARY, Glen Vortherms PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED SIGNATORY OF MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AND ACKNOWLEDGED THAT HE/SHE, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

I HERETO SET MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

2/29/2024
MY COMMISSION EXPIRES



WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION Jeremy Johnson DULY ELECTED President OF WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION

BY: [Signature]
ITS: President

ACKNOWLEDGMENT

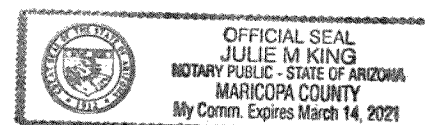
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 21st DAY OF July, 2020, Jeremy Johnson PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE President OF THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, AND AS SUCH AGENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREON CONTAINED.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL.

BY: [Signature]
NOTARY PUBLIC

7-21-20
DATE
3-14-2021
MY COMMISSION EXPIRES



RE-PLAT OF ZANJERO TRAILS INFRASTRUCTURE PLAT - ZANJERO TRAILS PARCEL 34C

MARICOPA COUNTY, ARIZONA

CASE NUMBER S2019043

AS RECORDED IN BOOK 1545, PAGE 33, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS - PARCEL 34 DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS - PARCEL 34 DEVELOPMENT AGREEMENT DATED JULY 26th 2020 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 30 2020 AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 1010-0701-047. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

DATED THIS 27th DAY OF July 2020.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: [Signature]
CHRISTINE CAIN
ITS: PROPERTY AND CONTRACTS MANAGER

ATTEST: [Signature]
GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

SBH ZANJERO TRAILS LP, AN ARIZONA LIMITED PARTNERSHIP

BY: AGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: [Signature]
SEAN T. WALTERS
ITS: MANAGER

ASSURANCE STATEMENT - PLANNING AND DEVELOPMENT

ASSURANCE, FOR PROVISION OF REQUIRED SUBDIVISION IMPROVEMENTS AND INFRASTRUCTURE, SUFFICIENT TO PROTECT MARICOPA COUNTY AND IN ACCORDANCE WITH THE REQUIREMENTS OF A.R.S. § 11-821 AND A.R.S. § 11-822 AND THE ZONING ORDINANCE FOR THE UNINCORPORATED AREA OF MARICOPA COUNTY HAS BEEN PROVIDED IN A FORM ACCEPTABLE TO THE DIRECTOR OF THE MARICOPA COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

[Signature]
PLANNING AND DEVELOPMENT
DATE 7-29-20

CERTIFICATION OF COUNTY ASSESSOR

I, THE UNDERSIGNED AS A DEPUTY COUNTY ASSESSOR, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THIS OFFICE REFLECT THAT MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS DESIGNATED ON THIS PLAT IS THE OWNER OF THE PROPERTY AS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBERS 502-28-003C & 502-28-007.

[Signature]
DEPUTY COUNTY ASSESSOR
DATE 8-3-2020

CERTIFICATION OF COUNTY TREASURER

I, THE UNDERSIGNED AS A DEPUTY COUNTY TREASURER, MARICOPA COUNTY, ARIZONA, DO HEREBY CERTIFY THAT AS OF THIS DATE, THE RECORDS OF THE OFFICE REFLECT THAT THERE ARE NO TAX LIENS ON ANY OF THE PARCELS COMPRISING THE PLAT, AS LISTED IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:

[Signature]
DEPUTY COUNTY TREASURER
DATE 8-7-2020

BENCHMARK

FOUND 1/2" STEEL ROAD "NGS 4001" ON THE NORTH SIDE OF CAMELBACK ROAD & 1025'± EAST OF PERRYVILLE ROAD
ELEVATION: 1127.03'
DATUM: NAVD88

OWNER

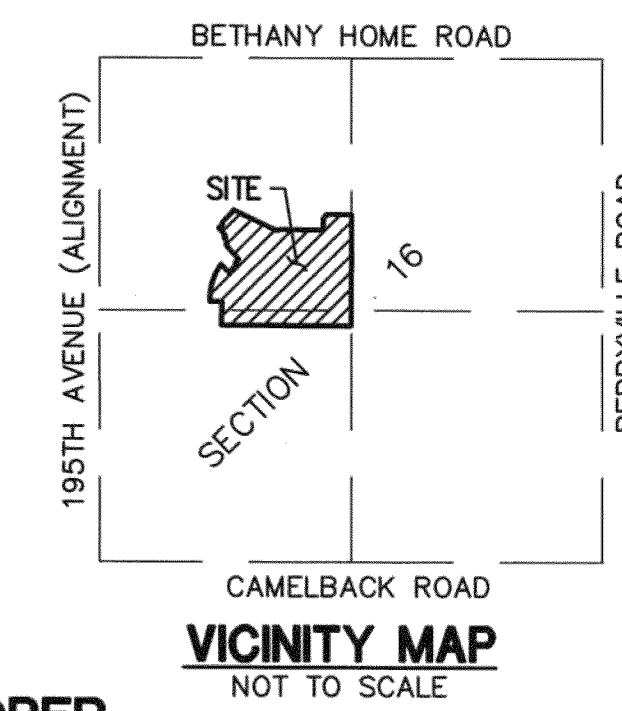
MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE
14825 W. GRAND AVENUE
SURPRISE, AZ 85374
PHONE: (623) 546-8266
FAX: (623) 584-2536
CONTACT: GLEN VORTHERMS, P.E.

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: BRIAN J. BENEDICT, RLS

DEVELOPER

SBH ZANJERO TRAILS LP.
6720 N. SCOTTSDALE ROAD, SUITE 250
SCOTTSDALE, AZ 85253
PHONE: (480) 609-2328
CONTACT: JEREMY JOHNSON
EMAIL: JJOHNSON@SUNBELTHOLDINGS.COM



SHEET INDEX

RP01 COVER SHEET & LEGAL DESCRIPTION
RP02 NOTES, LOT DETAIL
RP03 KEY MAP, TRACT TABLE & LOT TABLE
RP04-RP09 RE-PLAT

BASIS OF BEARING

BASIS OF BEARING IS N89°50'37"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER COMPANY SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. (ADWR CERTIFICATE NUMBER 27-70118, 0000)

LEGAL DESCRIPTION

PARCEL 34C AS SHOWN ON THE INFRASTRUCTURE PLAT S2019040 OF ZANJERO TRAILS PARCEL 34 AS RECORDED IN BOOK 1545, PAGE 33, MARICOPA COUNTY RECORDS, ARIZONA, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA.

THIS 2 DAY OF September, 2020.

BY: [Signature]
CHAIRMAN OF THE BOARD

ATTEST: [Signature]
CLERK OF THE BOARD

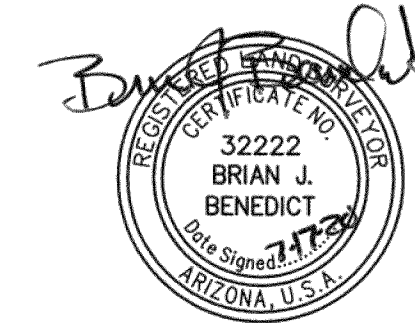
ZONING DESIGNATION

R1-6 RUPD PAD

LAND SURVEYOR CERTIFICATION

I, BRIAN J. BENEDICT, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@hilgartwilson.com



NOTE:

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20200845202 09/10/2020 01:31
BOOK 1545 PAGE 35
ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-
brodiek

ZANJERO TRAILS - PARCEL 34C
195TH AVE & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA
RE-PLAT



STATUS:
PROJ. NO.: 2001
DATE: JUNE 2020
SCALE: NONE
DRAWN: GS
APPROVED: BJB
MUNICIPAL TRACKING NO:
REVISED 1/14/2020, 5/21/2020
S2019043 & S2019040

DWG. NO.
RP01
SHT. 1 OF 9



**NOTES:**

- ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND, EXCEPT FOR CABINETS AND ENCLOSURES.
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN A DRAINAGE TRACT, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE DRAINAGE TRACT.
- CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
- WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION**, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED IMPROVEMENT PLANS.
- SIGHT VISIBILITY EASEMENT: NO STRUCTURES, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25 FOOT BY 25 FOOT SIGHT VISIBILITY TRIANGLES OR 30 FOOT BY 30 FOOT SIGHT VISIBILITY TRIANGLES.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE MARICOPA COUNTY CODES AND ORDINANCES.
- THE PROVISIONS OF ARTICLE 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE (OUTDOOR LIGHT CONTROLS) WILL BE ADHERED TO.
- THE FINAL PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT, CASE #S2019021 AND THE INFRASTRUCTURE PLAT ZANJERO TRAILS - PARCEL 34 CASE #S2019040. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE THE PREVIOUSLY PLATTED PARCEL 34C OF THE ZANJERO TRAILS PARCEL 34 INFRASTRUCTURE PLAT AS RECORDED IN BOOK 1545 PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.
- A WILL SERVE LETTER HAS BEEN PROVIDED BY BUCKEYE VALLEY FIRE DISTRICT TO PROVIDE FIRE PROTECTION SERVICES TO THIS SUBDIVISION. DEVELOPMENT AND USE OF THE SITE SHALL COMPLY WITH REQUIREMENTS FOR FIRE HYDRANT PLACEMENT AND OTHER FIRE PROTECTION MEASURES AS DEEMED NECESSARY BY BUCKEYE VALLEY FIRE DISTRICT.
- PER THE "LAND SUBSIDENCE AND EARTH FISSURE INVESTIGATION - TASK 1 EVALUATION UPDATE" REPORT BY GEOLOGICAL CONSULTANTS INC., AND DATED MARCH 27, 2018, THERE ARE NO KNOWN OR SUSPECTED EARTH FISSURES ON THE PROPERTY. REFER TO REPORT FOR FURTHER SPECIFIC DETAILS.
- AN OFFSITE DRAINAGE EASEMENT HAS BEEN RECORDED PER DOCUMENT NUMBER 2016-0558095, MCR. THE EASEMENTS IS OWNED BY MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD") AND IS FOR THE BENEFIT OF THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION. THE DRAINAGE EASEMENT SHALL BE EXTINGUISHED UPON COMPLETION OF PERMANENT FACILITIES.
- ALL HABITABLE BUILDINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO ATTAIN A NOISE REDUCTION LEVEL AS PER A.R.S PARAGRAPH 28-8482(B).
- ALL PUBLIC ROADS SHALL BE BUILT TO MARICOPA COUNTY DEPT OF TRANSPORTATION STANDARDS.
- ALL TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, UTILITY BOXES AND ALL OTHER UTILITY RELATED GROUND MOUNTED EQUIPMENT SHALL BE PAINTED TO COMPLEMENT THE DEVELOPMENT AND SHALL BE SCREENED WITH LANDSCAPE MATERIAL WHERE POSSIBLE. ALL HVAC UNITS SHALL BE GROUND-MOUNTED.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE PRIMARY DWELLING UNIT. THE TOTAL NUMBER OF PRIMARY DWELLING UNITS SHALL BE 105, NO FURTHER LOT SPLITTING WILL BE ALLOWED.
- THERE SHALL BE NO FURTHER DIVISION OF LAND OR DELINEATION OF PARCELS WITHIN THE AREA OF THIS SUBDIVISION PLAT WITHOUT APPROVAL BY THE BOARD OF SUPERVISORS.
- THIS SITE CONSISTS OF 105 LOTS, 10 TRACTS IN THE R1-6 RUPD ZONING DISTRICT.
- ALL NEW LANDSCAPE IMPROVEMENTS INSTALLED BY THIS SUBDIVISION WITHIN COUNTY RIGHT-OF-WAY SHALL COMPLY WITH MCDOT ROADWAY DESIGN MANUAL AND BE MAINTAINED BY WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION.
- INGRESS/EGRESS ACCESS AND MAINTENANCE RIGHTS SHALL BE GRANTED TO MARICOPA COUNTY FOR ALL TRACTS DEDICATED ON SAID PLAT FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF PUBLIC DRAINAGE FACILITIES ADJACENT TO OR WITHIN SAID TRACTS.
- YOU ARE BUYING A HOME OR PROPERTY IN THE "VICINITY OF A MILITARY AIRPORT" AS DESCRIBED BY STATE OF ARIZONA STATUTE A.R.S. §28-8481. YOUR HOUSE SHOULD INCLUDE SOUND ATTENUATION MEASURES AS DIRECTED BY STATE LAW. YOU WILL BE SUBJECT TO DIRECT OVERFLIGHTS AND NOISE BY LUKE AIR FORCE BASE JET AIRCRAFT IN THE VICINITY. LUKE AIR FORCE BASE EXECUTES OVER 200,000 FLIGHT OPERATIONS PER YEAR, AT AN AVERAGE OF APPROXIMATELY 170 OVERFLIGHTS PER DAY. ALTHOUGH LUKE'S PRIMARY FLIGHT PATHS ARE LOCATED WITHIN 20 MILES FROM THE BASE, JET NOISE WILL BE APPARENT THROUGHOUT THE AREA AS AIRCRAFT TRANSIENT TO AND FROM THE BARRY M. GOLDWATER GUNNERY RANGE AND OTHER FLIGHT AREAS. LUKE AIR FORCE BASE MAY LAUNCH AND RECOVER AIRCRAFT IN EITHER DIRECTION OFF ITS RUNWAYS ORIENTED TO THE SOUTHWEST AND NORTHEAST. NOISE WILL BE MORE NOTICEABLE DURING OVERCAST SKY CONDITIONS DUE TO NOISE REFLECTIONS OFF THE CLOUDS. LUKE AIR FORCE BASE'S NORMAL FLYING HOURS EXTEND FROM 7:00 A.M. UNTIL APPROXIMATELY MIDNIGHT, MONDAY THROUGH FRIDAY, BUT SOME LIMITED FLYING WILL OCCUR OUTSIDE THESE HOURS AND DURING MOST WEEKENDS. FOR FURTHER INFORMATION, PLEASE CHECK THE LUKE AIR FORCE BASE WEBSITE AT WWW.LUKE.OF.MIL/URBANDEVELOPMENT.
- UNTIL ANNEXATION OF THE ENTIRE MASTER PLAN TAKES PLACE, THE MASTER DEVELOPER SHALL NOTIFY ALL FUTURE ZANJERO TRAILS DEVELOPMENT MASTER PLAN RESIDENTS THAT THEY ARE NOT LOCATED WITHIN AN INCORPORATED CITY OR TOWN, AND THEREFORE WILL NOT BE REPRESENTED BY, OR BE ABLE TO PETITION A CITIZEN-ELECTED MUNICIPAL GOVERNMENT. NOTIFICATION SHALL ALSO STATE THAT RESIDENTS WILL NOT HAVE ACCESS TO MUNICIPALLY MANAGED SERVICES SUCH AS POLICE, FIRE, PARKS, WATER, WASTEWATER, LIBRARIES, AND REFUSE COLLECTION. SUCH NOTICE SHALL BE INCLUDED ON ALL FINAL PLATS, BE PERMANENTLY POSTED ON THE FRONT DOOR OF ALL HOME SALES OFFICES ON NOT LESS THAN AN 8 1/2 INCH BY 11 INCH SIGN, AND BE INCLUDED IN ALL HOMEOWNER ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS).
- PORTIONS OF PARCEL 34C ARE LOCATED WITHIN FEMA FLOOD HAZARD ZONE AE. A CLOMR HAS BEEN APPROVED BY FDCMC (PERMIT NUMBER FCP2019153) THAT OUTLINES THE PLAN WHEREBY THE PARCELS WILL BE REMOVED FROM THE FLOOD HAZARD ZONE. UNTIL SUCH TIME AS THE ASSOCIATED LOMR IS APPROVED AND THE FEMA FLOOD HAZARD DESIGNATION REMOVED, THE LOWEST FLOOR ELEVATION OF THE STRUCTURES WITHIN THE EFFECTIVE FLOOD HAZARD WILL BE REQUIRED TO BE AT OR ABOVE THE REGULATORY FLOOD ELEVATION AND FLOOD INSURANCE REQUIREMENTS SHALL APPLY, AND A FLOODPLAIN USE PERMIT WILL BE REQUIRED.
- THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENTS AS DEDICATED ON SAID PLAT.
- ALL STREETS IDENTIFIED ON THIS PLAT ARE HEREBY DEDICATED TO MARICOPA COUNTY SO THAT UPON RECORDATION OF THIS PLAT, THE FEE OF THE STREETS RESERVED TO THE USE OF THE PUBLIC VESTS IN TRUST TO MARICOPA COUNTY FOR THE USES AND TO THE EXTENT DEPICTED ON THE PLAT. APPROVAL OF A PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY FOR DESIGNATION OF ANY STREET INTO THE COUNTY MAINTENANCE SYSTEM. HOWEVER, AT THE TIME THE STREETS ARE FULLY COMPLETED IN ACCORDANCE WITH THE APPROVED PLAT AND WRITTEN SPECIFICATIONS MADE BY THE MARICOPA COUNTY BOARD OF SUPERVISORS, THE COUNTY SHALL ACCEPT THE STREETS INTO THE COUNTY MAINTENANCE SYSTEM WITHIN ONE YEAR OF COMPLETION.
- THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER COMPANY WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER.

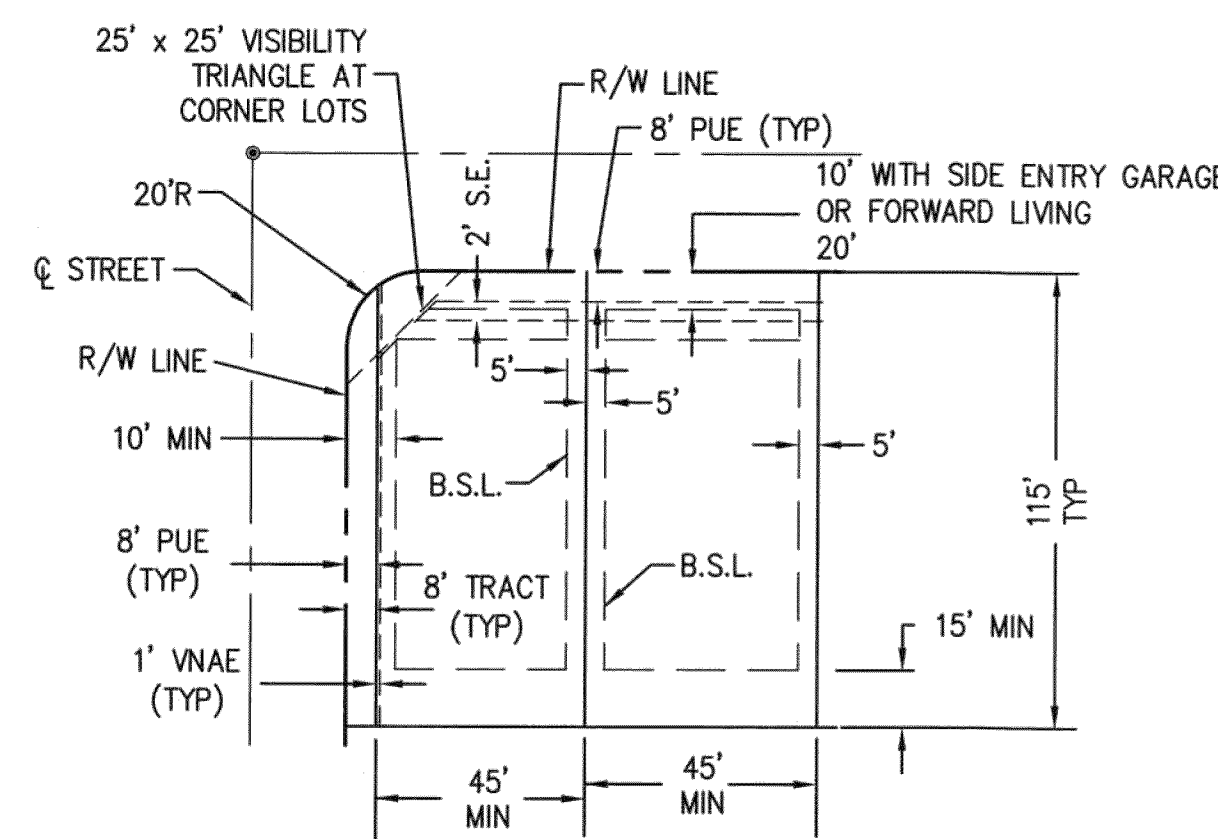
**FLOOD PLAIN DESIGNATION**

ZANJERO TRAILS PARCEL 34 IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) ZONE "X" (SHADED) AND SPECIAL FLOOD HAZARD AREA (SFHA) ZONE "AE" AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 04013C1665L, DATED OCTOBER 16, 2013, AND AS SHOWN ON THE EFFECTIVE LOMR CASE NUMBER 17-09-2330P, DATED 08/03/2018. ZONE "X" (SHADED) AND SFHA ZONE "AE" ARE DEFINED BELOW:

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL).

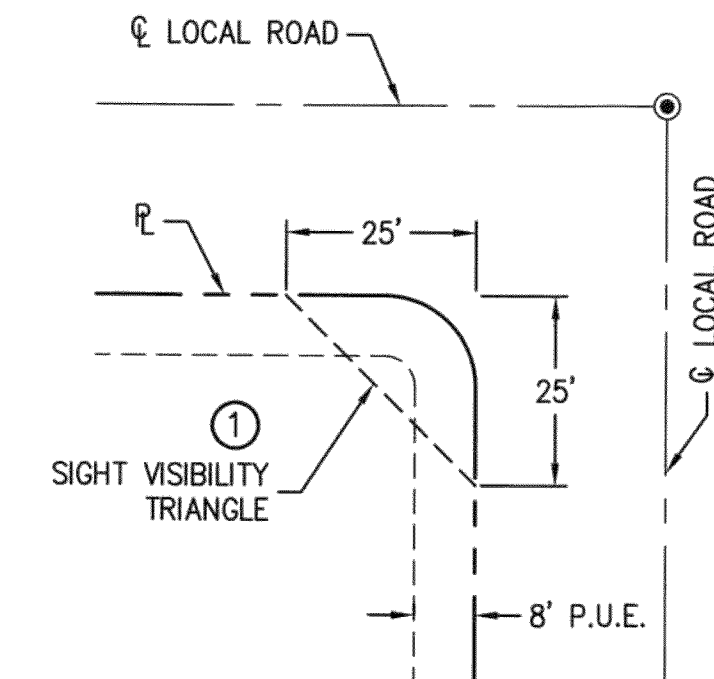
A CLOMR HAS BEEN APPROVED BY FDCMC (PERMIT NUMBER FCP2019153) TO REMOVE AND AMEND ZONE "AE" TO ZONE "X"



**TYPICAL LOT DETAIL RUPD**

SCALE = NTS

NOTE: THE STANDARD 2 PARKING SPACES IN THE GARAGE OF EACH LOT MEET THE MC20 OF 9'X18' PER SPACE.



**SIGHT VISIBILITY TRIANGLE**

N.T.S.

DEVELOPMENT STANDARDS TABLE		
ZONING	R1-6 RUPD (PER Z2018059)	BASE R1-6 RUPD
HEIGHT (MAX.)	30' / 2 STORIES	30' / 2 STORIES
FRONT YARD (MIN.)	20'	20'
FRONT YARD (MIN.) W/ SIDE ENTRY GARAGE OR FORWARD LIVING SPACES	10'	N/A
SIDE YARD (MIN.)	5'	5'
STREET-SIDE YARD (MIN.)	10'	10'
REAR YARD (MIN.)	15'	25'
LOT AREA (MIN.)	5,175 SF	6,000 SF
LOT WIDTH (MIN.)	45'	60'
LOT AREA PER DWELLING UNIT (MIN.)	6,500 SF	6,000 SF
LOT COVERAGE (MAX.)	55% <sup>2</sup>	50%
PARKING SPACES (MIN.)	2	2
WALLS	6' (H) PRIVACY WALL W/ MAX. 7' COLUMN ABOVE A MAX. 3' RETAINING WALL	6'
HEIGHT OF SUBDIVISION 6' MONUMENT (MAX.)	10' (H) PRIMARY - 6'-8' SECONDARY	6'
SUBDIVISION SIGN AREA (MAX.)	70 SF PRIMARY - 24 SF SECONDARY	32 SF, 6' HIGH W/ THE BASE AT LEAST 1/2 THE WIDTH

- MAY BE REDUCED TO 10' FOR SIDE ENTRY GARAGES OR FORWARD LIVING SPACES
- FOR 45' WIDE LOTS ONLY

**UTILITY COMPANIES:**

- |                            |  |
|----------------------------|--|
| WATER                      | EPCOR UTILITIES  |
| SEWER                      | LIBERTY UTILITIES  |
| ELEC.                      | ARIZONA PUBLIC SERVICE                                       |
| GAS                        | SOUTHWEST GAS  |
| TELEPHONE                  | CENTURY LINK   |
| CABLE TV                   | COX  |
| POLICE                     | MARICOPA COUNTY SHERIFFS OFFICE                              |
| FIRE                       | BUCKEYE VALLEY FIRE DISTRICT                                 |
| ELEMENTARY SCHOOL DISTRICT | LITCHFIELD ELEMENTARY SCHOOL DISTRICT                        |
| HIGH SCHOOL DISTRICT       | AGUA FRIA UNION HIGH SCHOOL DISTRICT                         |
| REFUSE                     | WASTE MANAGEMENT OF ARIZONA OR OTHER SIMILAR REFUSE PROVIDER |



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20200845202 09/10/2020 01:31  
BOOK 1545 PAGE 35  
ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-  
brodiek

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | P. 602.968.2436 | F. 602.968.2436  
www.hilgartwilson.com

**ZANJERO TRAILS - PARCEL 34C**  
195TH AVE & BETHANY HOME ROAD  
MARICOPA COUNTY, ARIZONA

**RE - PLAT**

STATUS: PROJECT NO.: 2001  
DATE: JUNE 2020  
SCALE: NONE  
DRAWN: GS  
APPROVED: BJB

MUNICIPAL TRACKING NO.:  
REVISED 1/14/2020, 5/21/2020  
S2019043 & S2019040

DWG. NO.  
**RP02**

SHT. 2 OF 9



LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 1	8878	0.2038	58.14'	R1-6 RUPD PAD
LOT : 2	12651	0.2904	58.23'	R1-6 RUPD PAD
LOT : 3	10524	0.2416	58.23'	R1-6 RUPD PAD
LOT : 4	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 5	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 6	6962	0.1598	58.00'	R1-6 RUPD PAD
LOT : 7	9977	0.2291	78.64'	R1-6 RUPD PAD
LOT : 8	12085	0.2774	116.21'	R1-6 RUPD PAD
LOT : 9	8023	0.1842	62.41'	R1-6 RUPD PAD
LOT : 10	7745	0.1778	62.45'	R1-6 RUPD PAD
LOT : 11	7200	0.1653	60.00'	R1-6 RUPD PAD
LOT : 12	7200	0.1653	60.00'	R1-6 RUPD PAD
LOT : 13	7200	0.1653	60.00'	R1-6 RUPD PAD
LOT : 14	7200	0.1653	60.00'	R1-6 RUPD PAD
LOT : 15	7200	0.1653	60.00'	R1-6 RUPD PAD
LOT : 16	7008	0.1609	58.00'	R1-6 RUPD PAD
LOT : 17	7187	0.1650	58.00'	R1-6 RUPD PAD
LOT : 18	7233	0.1661	58.00'	R1-6 RUPD PAD
LOT : 19	7212	0.1656	58.00'	R1-6 RUPD PAD
LOT : 20	7191	0.1651	58.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 21	7170	0.1646	58.00'	R1-6 RUPD PAD
LOT : 22	7148	0.1641	58.00'	R1-6 RUPD PAD
LOT : 23	7127	0.1636	58.00'	R1-6 RUPD PAD
LOT : 24	7106	0.1631	58.00'	R1-6 RUPD PAD
LOT : 25	7085	0.1626	58.00'	R1-6 RUPD PAD
LOT : 26	7063	0.1622	58.00'	R1-6 RUPD PAD
LOT : 27	7041	0.1616	58.00'	R1-6 RUPD PAD
LOT : 28	7126	0.1636	58.00'	R1-6 RUPD PAD
LOT : 29	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 30	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 31	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 32	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 33	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 34	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 35	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 36	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 37	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 38	7250	0.1664	58.00'	R1-6 RUPD PAD
LOT : 39	6624	0.1521	58.00'	R1-6 RUPD PAD
LOT : 40	6960	0.1598	58.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 41	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 42	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 43	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 44	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 45	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 46	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 47	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 48	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 49	6951	0.1596	58.00'	R1-6 RUPD PAD
LOT : 50	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 51	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 52	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 53	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 54	6951	0.1596	58.00'	R1-6 RUPD PAD
LOT : 55	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 56	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 57	6960	0.1598	58.00'	R1-6 RUPD PAD
LOT : 58	7911	0.1816	68.85'	R1-6 RUPD PAD
LOT : 59	8140	0.1869	71.56'	R1-6 RUPD PAD
LOT : 60	8140	0.1869	71.76'	R1-6 RUPD PAD

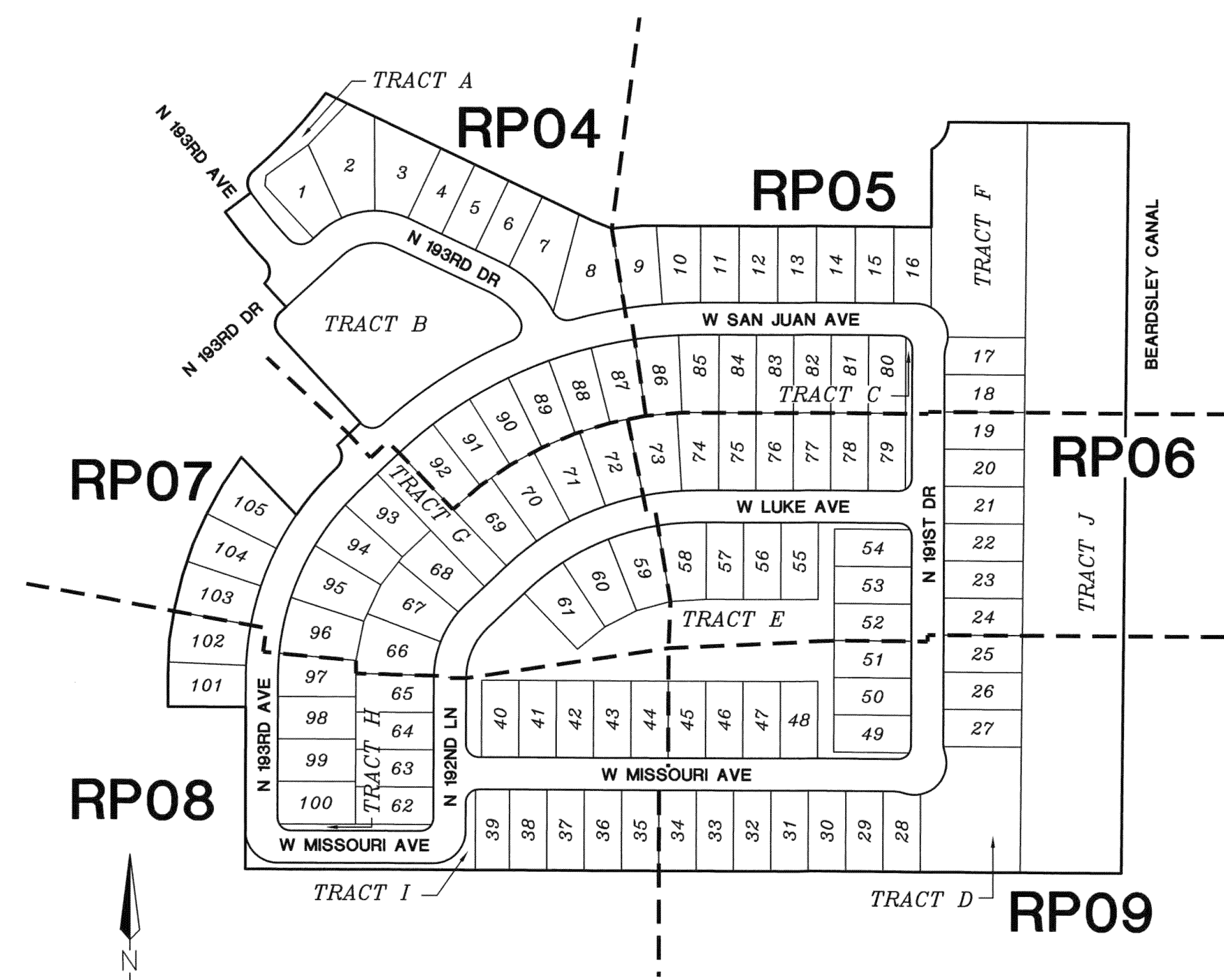
LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 61	7975	0.1831	69.60'	R1-6 RUPD PAD
LOT : 62	7009	0.1609	58.00'	R1-6 RUPD PAD
LOT : 63	7018	0.1611	58.00'	R1-6 RUPD PAD
LOT : 64	7018	0.1611	58.00'	R1-6 RUPD PAD
LOT : 65	7151	0.1642	58.65'	R1-6 RUPD PAD
LOT : 66	9086	0.2086	67.83'	R1-6 RUPD PAD
LOT : 67	9082	0.2085	67.75'	R1-6 RUPD PAD
LOT : 68	7693	0.1766	61.23'	R1-6 RUPD PAD
LOT : 69	8359	0.1919	66.00'	R1-6 RUPD PAD
LOT : 70	8380	0.1924	66.00'	R1-6 RUPD PAD
LOT : 71	8389	0.1926	66.00'	R1-6 RUPD PAD
LOT : 72	8382	0.1924	66.00'	R1-6 RUPD PAD
LOT : 73	8370	0.1921	66.00'	R1-6 RUPD PAD
LOT : 74	7389	0.1696	59.83'	R1-6 RUPD PAD
LOT : 75	7007	0.1609	58.00'	R1-6 RUPD PAD
LOT : 76	7007	0.1609	58.00'	R1-6 RUPD PAD
LOT : 77	7007	0.1609	58.00'	R1-6 RUPD PAD
LOT : 78	7007	0.1609	58.00'	R1-6 RUPD PAD
LOT : 79	6998	0.1607	58.00'	R1-6 RUPD PAD
LOT : 80	7020	0.1612	58.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 81	7029	0.1614	58.00'	R1-6 RUPD PAD
LOT : 82	7029	0.1614	58.00'	R1-6 RUPD PAD
LOT : 83	7029	0.1614	58.00'	R1-6 RUPD PAD
LOT : 84	7029	0.1614	58.00'	R1-6 RUPD PAD
LOT : 85	7282	0.1672	61.00'	R1-6 RUPD PAD
LOT : 86	7553	0.1734	64.62'	R1-6 RUPD PAD
LOT : 87	7537	0.1730	64.62'	R1-6 RUPD PAD
LOT : 88	7537	0.1730	64.62'	R1-6 RUPD PAD
LOT : 89	7537	0.1730	64.62'	R1-6 RUPD PAD
LOT : 90	7537	0.1730	64.62'	R1-6 RUPD PAD
LOT : 91	7537	0.1730	64.62'	R1-6 RUPD PAD
LOT : 92	7566	0.1737	64.62'	R1-6 RUPD PAD
LOT : 93	7873	0.1807	66.63'	R1-6 RUPD PAD
LOT : 94	8060	0.1850	70.78'	R1-6 RUPD PAD
LOT : 95	9163	0.2104	80.55'	R1-6 RUPD PAD
LOT : 96	9178	0.2107	80.55'	R1-6 RUPD PAD
LOT : 97	7498	0.1721	63.91'	R1-6 RUPD PAD
LOT : 98	7986	0.1833	66.00'	R1-6 RUPD PAD
LOT : 99	7986	0.1833	66.00'	R1-6 RUPD PAD
LOT : 100	7977	0.1831	66.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 101	8104	0.1860	66.34'	R1-6 RUPD PAD
LOT : 102	8717	0.2001	69.00'	R1-6 RUPD PAD
LOT : 103	8689	0.1995	69.00'	R1-6 RUPD PAD
LOT : 104	8689	0.1995	69.00'	R1-6 RUPD PAD
LOT : 105	9931	0.2280	79.46'	R1-6 RUPD PAD
TOTAL	799,440	18.3526	—	—

TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	8,400	0.1928	COMMON AREA
TRACT B	63,382	1.4551	COMMON AREA & DRAINAGE
TRACT C	2,266	0.0520	COMMON AREA
TRACT D	27,937	0.6413	COMMON AREA, DRAINAGE, SEWER & WATER EASEMENT
TRACT E	73,027	1.6765	COMMON AREA & DRAINAGE
TRACT F	47,735	1.0959	COMMON AREA, DRAINAGE, SEWER & WATER EASEMENT
TRACT G	11,453	0.2629	COMMON AREA & DRAINAGE
TRACT H	2,266	0.0520	COMMON AREA
TRACT I	6,283	0.1442	COMMON AREA & DRAINAGE
TRACT J	183,387	4.2100	COMMON AREA, DRAINAGE, SEWER & WATER EASEMENT, ACCESS EASEMENT
TOTAL	426,136	9.7827	—

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.
3. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

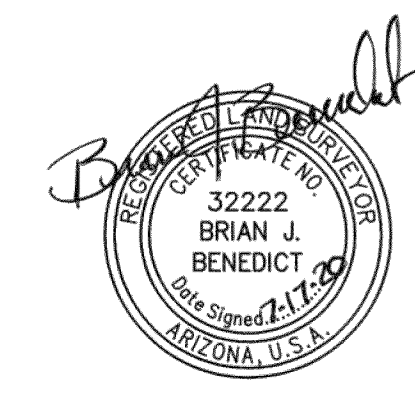


SHEET INDEX MAP  
N.T.S.

PARCEL 34C SITE SUMMARY TABLE	
ZONING	R1-6 RUPD
OVERALL GROSS AREA (ACRES)	33.95 AC
OVERALL NET AREA (ACRES)*	28.14 AC
TOTAL NUMBER OF LOTS: SINGLE FAMILY	105
TOTAL NUMBER OF TRACTS	10
TOTAL OPEN SPACE (ACRES)	9.78
MINIMUM LOT SIZE (SF)	6,625
AVERAGE LOT SIZE (SF)	7,614
MAXIMUM LOT SIZE (SF)	12,651
TYPICAL LOT WIDTH (FT)	58'
DENSITY (DU/AC): PER GROSS AREA	3.10

\*NET EXCLUDES ARTERIAL/COLLECTOR ROADWAYS.

CUMULATIVE PLATTED TOTAL				
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
1A	35B	119	S2013012	119
	37A	91	S2015005	210
	40	119	S2013013	329
	43	98	S2013014	427
1B	44	95	S2015004	522
	37B	58	S2017037	580
1C	36-PH1	50	S2018001	630
	36-PH2	63	S2018002	693
	35A-PH1	72	S2018009	765
	35A-PH2	44	S2018014	809
	34A	115	S2019041	924
	34B	100	S2019042	1024
	34C	105	S2019043	1129
	34D	91	S2020006	1220



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20200845202 09/10/2020 01:31  
BOOK 1545 PAGE 35  
ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-  
brodiek

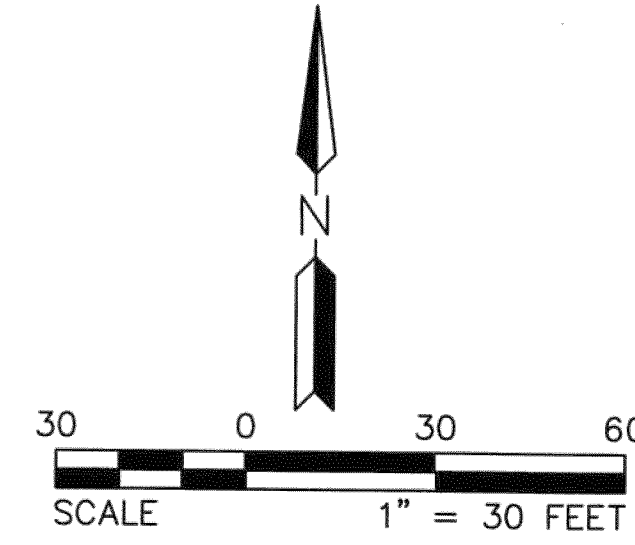
**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
2141 E. HIGHLAND AVE. STE. 250 | PHOENIX, AZ 85016  
P: 602.490.0535 | F: 602.368.2436  
www.hilgartwilson.com

**ZANJERO TRAILS - PARCEL 34C**  
195TH AVE & BETHANY HOME ROAD  
MARICOPA COUNTY, ARIZONA  
**RE-PLAT**

STATUS: 2001  
PROJECT: 2001  
DATE: JUNE 2020  
SCALE: NONE  
DRAWN: GS  
APPROVED: BJB  
MUNICIPAL TRACKING NO:  
REVISED 1/14/2020, 5/21/2020  
S2019043 & S2019040  
DWG. NO.  
**RP03**  
SHT. 3 OF 9



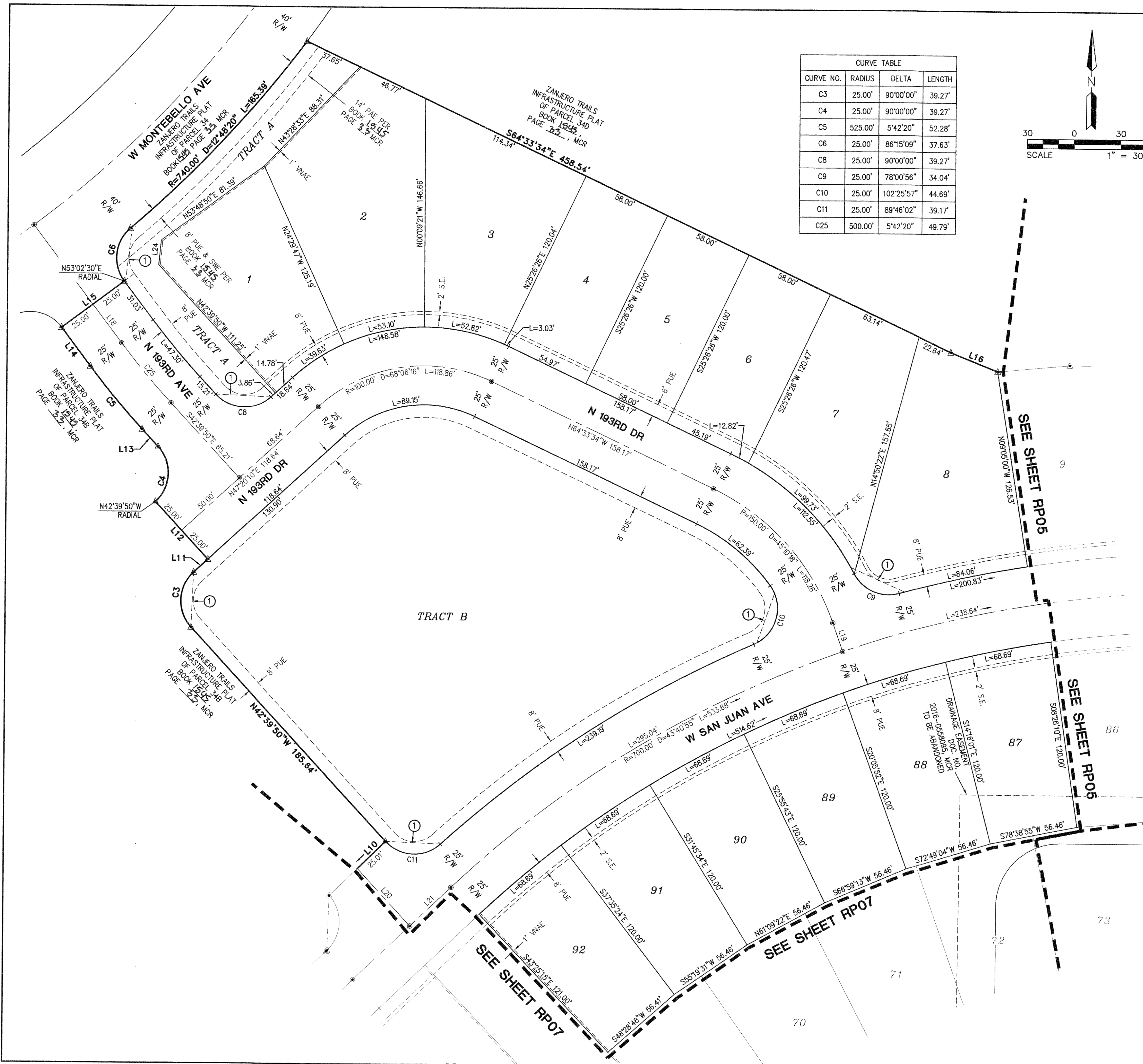
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	25.00'	90°00'00"	39.27'
C4	25.00'	90°00'00"	39.27'
C5	525.00'	5°42'20"	52.28'
C6	25.00'	86°15'09"	37.63'
C8	25.00'	90°00'00"	39.27'
C9	25.00'	78°00'56"	34.04'
C10	25.00'	102°25'57"	44.69'
C11	25.00'	89°46'02"	39.17'
C25	500.00'	5°42'20"	49.79'



**LEGEND**

- FOUND MONUMENT OR AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊕ SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 32222 UNLESS OTHERWISE NOTED
- ⊖ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- · - · - CENTER LINE
- · - · - RIGHT OF WAY LINE
- · - · - PARCEL LINE
- · - · - EASEMENT LINE
- · - · - RIGHT-OF-WAY
- · - · - PUBLIC UTILITY EASEMENT
- · - · - SEWER EASEMENT
- · - · - SIGHT VISIBILITY TRIANGLE
- · - · - VEHICLE NON-ACCESS EASEMENT
- · - · - MARICOPA COUNTY RECORDS
- · - · - REGISTERED LAND SURVEYOR
- · - · - ASSESSOR PARCEL NUMBER
- · - · - MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- · - · - POINT OF BEGINNING
- · - · - POINT OF COMMENCEMENT
- ① 25' X 25' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N45°45'00"E	50.02'
L11	N47°20'10"E	12.26'
L12	N42°39'50"W	50.00'
L13	N42°39'50"W	15.21'
L14	N36°57'30"W	31.03'
L15	N53°02'30"E	50.00'
L16	S68°07'12"E	32.51'
L18	S36°57'30"E	31.03'
L19	S19°23'16"E	19.52'
L20	N42°39'50"W	49.94'
L21	N46°27'46"E	36.29'
L24	N05°34'30"E	15.98'



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20200845202 09/10/2020 01:31  
BOOK 1545 PAGE 35  
ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-  
brodiek



NORTHWEST CORNER SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" MCDOT BRASS CAP, DOWN 6" RLS 29891, DATED 2003

N89°50'37"W 2655.10'

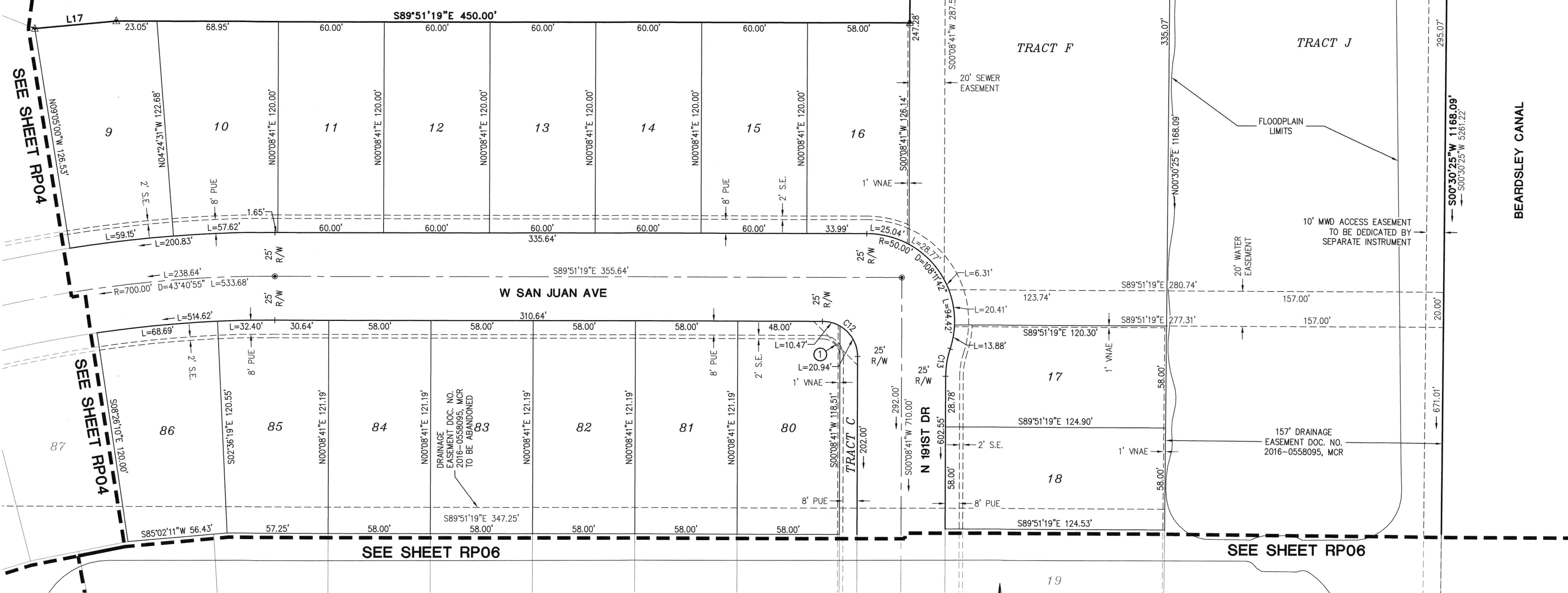
NORTH QUARTER CORNER SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" MCDOT BRASS CAP, DOWN 4" RLS 29891, DATED 2003, P.O.C.

**LEGEND**

- FOUND MONUMENT OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊕ SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 32222 UNLESS OTHERWISE NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.E. SEWER EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊙ 25' X 25' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

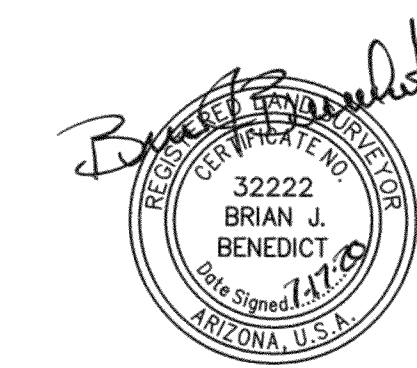
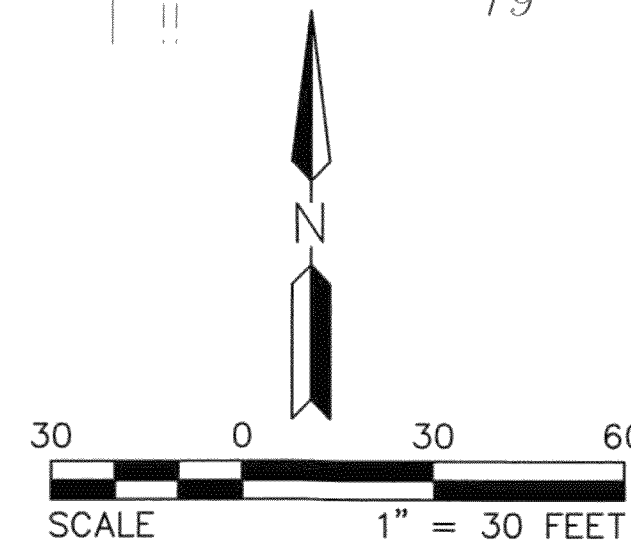
ZANJERO TRAILS INFRASTRUCTURE PLAT OF PARCEL 34D BOOK 1545, PAGE 32, MCR

ZANJERO TRAILS INFRASTRUCTURE PLAT OF PARCEL 34D BOOK 1545, PAGE 32, MCR



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L17	N84°35'52"E	46.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	50.00'	59°04'47"	51.56'
C12	20.00'	90°00'00"	31.42'
C13	50.00'	181°11'42"	15.88'



OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER  
 ADRIAN FONTES  
 20200845202 09/10/2020 01:31  
 BOOK 1545 PAGE 35  
 ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-brodiek

**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGEMENT  
 2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
 P: 602.490.0535 | F: 602.368.2436  
 www.hilgartwilson.com

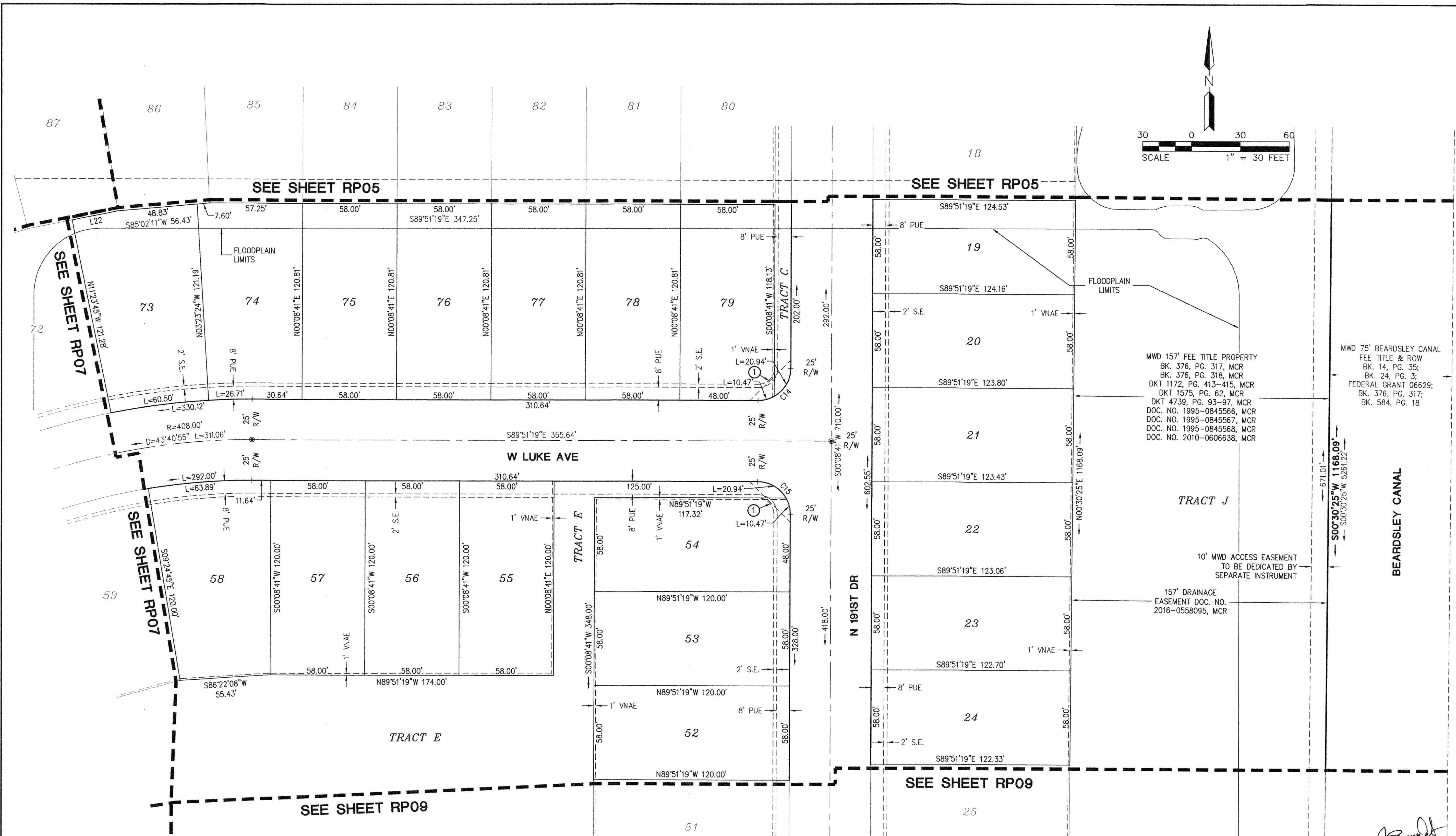
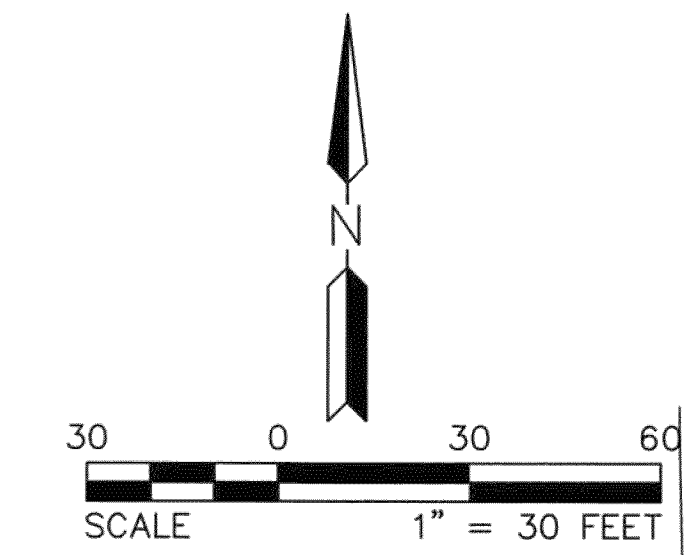
**ZANJERO TRAILS - PARCEL 34C**  
 195TH AVE & BETHANY HOME ROAD  
 MARICOPA COUNTY, ARIZONA  
**RE-PLAT**

STATUS: 2001  
 PROJ. NO.: 2001  
 DATE: JUNE 2020  
 MUNICIPAL TRACKING NO.:  
 REVISED 1/14/2020, 5/21/2020  
 S2019043 & S2019040

SCALE: AS SHOWN  
 DRAWN: GS  
 APPROVED: BJB

DWG. NO.  
**RP05**  
 SHT. 5 OF 9





**LEGEND**

- |      |   |        |   |
|------|---|--------|---|
| ○    | FOUND MONUMENT OR AS NOTED  | R/W    | RIGHT-OF-WAY  |
| ⊗    | FOUND BRASS CAP IN HAND HOLE  | PUE    | PUBLIC UTILITY EASEMENT   |
| ⊙    | FOUND BRASS CAP FLUSH   | S.E.   | SEWER EASEMENT  |
| ▲    | SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 32222 UNLESS OTHERWISE NOTED | SVT    | SIGHT VISIBILITY TRIANGLE   |
| ●    | SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"                              | VNAE   | VEHICLE NON-ACCESS EASEMENT   |
| —    | BOUNDARY LINE   | MCR    | MARICOPA COUNTY RECORDS   |
| ---  | SECTION LINE  | RLS    | REGISTERED LAND SURVEYOR  |
| ---- | CENTER LINE   | APN    | ASSESSOR PARCEL NUMBER  |
| ---- | RIGHT OF WAY LINE   | MCDOT  | MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION  |
| ---- | PARCEL LINE   | P.O.B. | POINT OF BEGINNING  |
| ---- | EASEMENT LINE   | P.O.C. | POINT OF COMMENCEMENT   |
| ⊙    |   | ①      | 25' X 25' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT |

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L22	S78°38'55"W	28.66'

CURVE TABLE

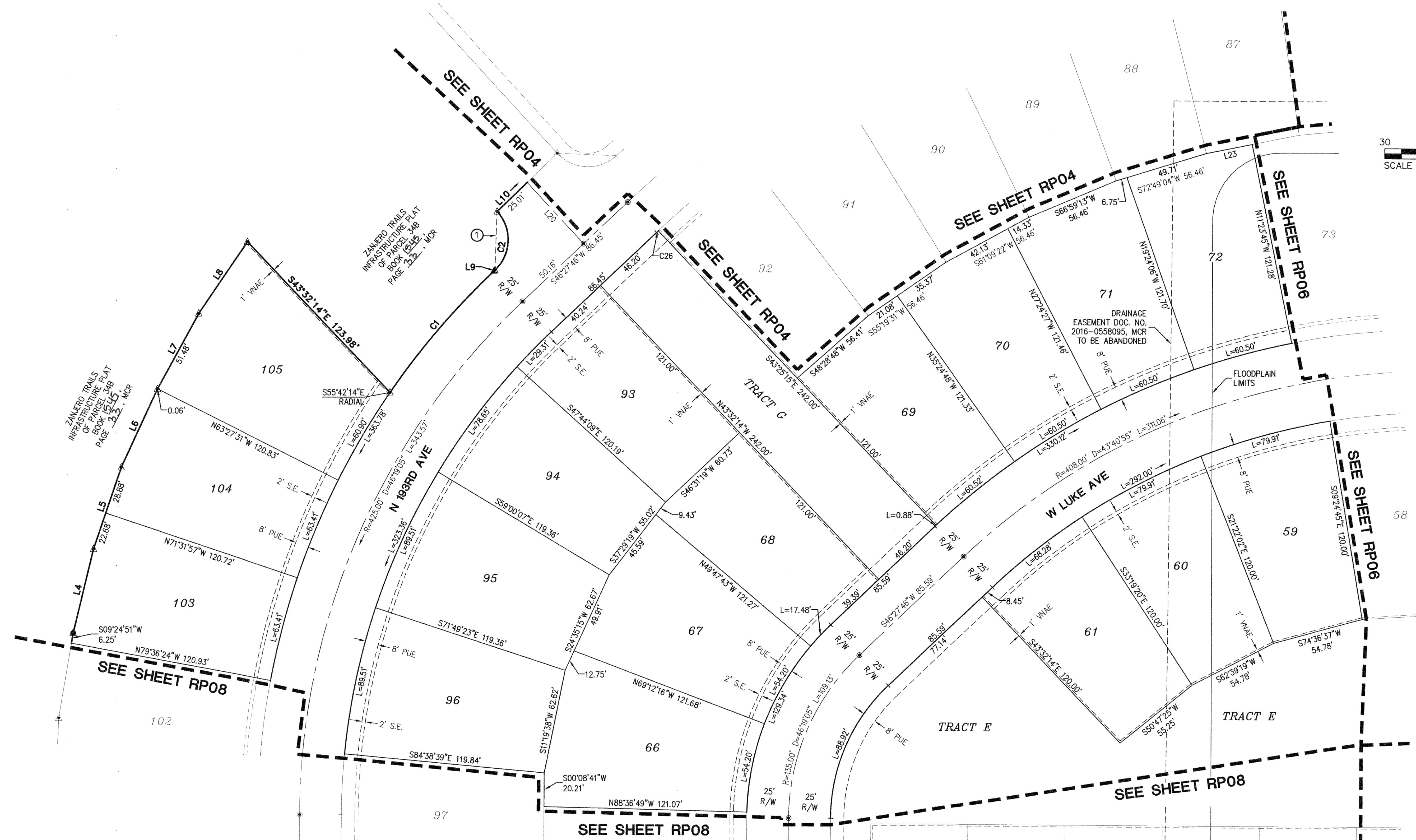
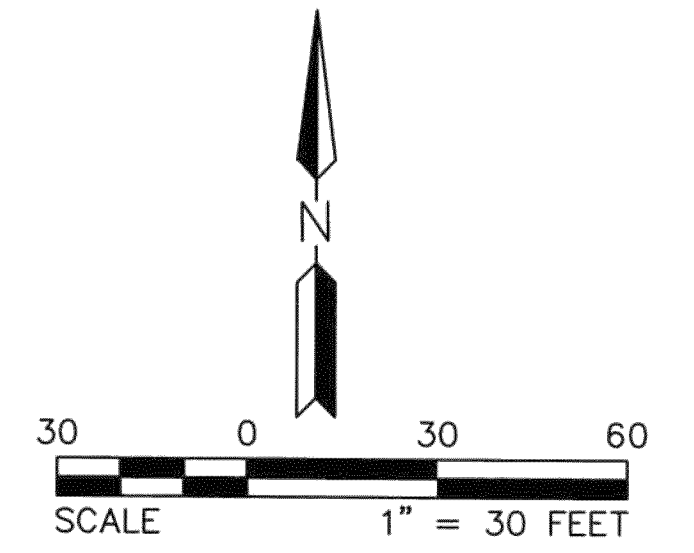
CURVE NO.	RADIUS	DELTA	LENGTH
C14	20.00'	90°00'00"	31.42'
C15	20.00'	90°00'00"	31.42'



OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 ADRIAN FONTES  
 20200845202 09/10/2020 01:31  
 BOOK 1545 PAGE 35  
 ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-  
 brodiek





**LEGEND**

- FOUND MONUMENT OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ▲ SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 32222 UNLESS OTHERWISE NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.E. SEWER EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 25' X 25' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

**LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L4	N13°27'44"E	51.54'
L5	N18°32'47"E	51.55'
L6	N24°35'37"E	51.54'
L7	N28°28'29"E	51.54'
L8	N33°54'05"E	51.94'
L9	N46°27'46"E	0.91'
L10	N45°45'00"E	50.02'
L20	N42°39'50"W	49.94'
L23	S78°38'55"W	27.80'

**CURVE TABLE**

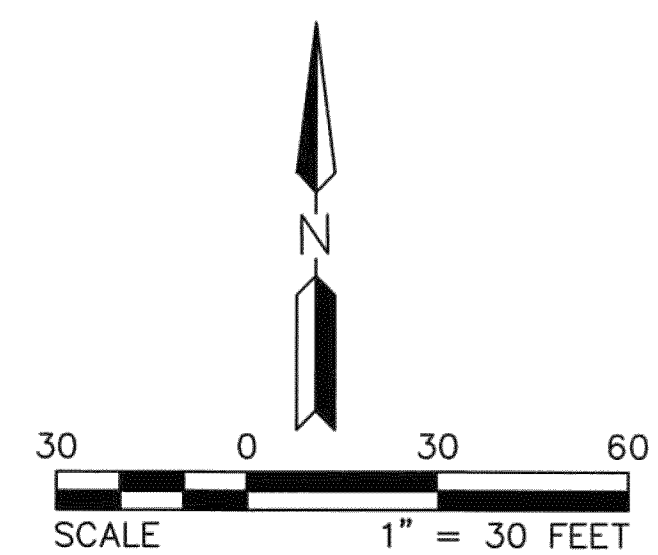
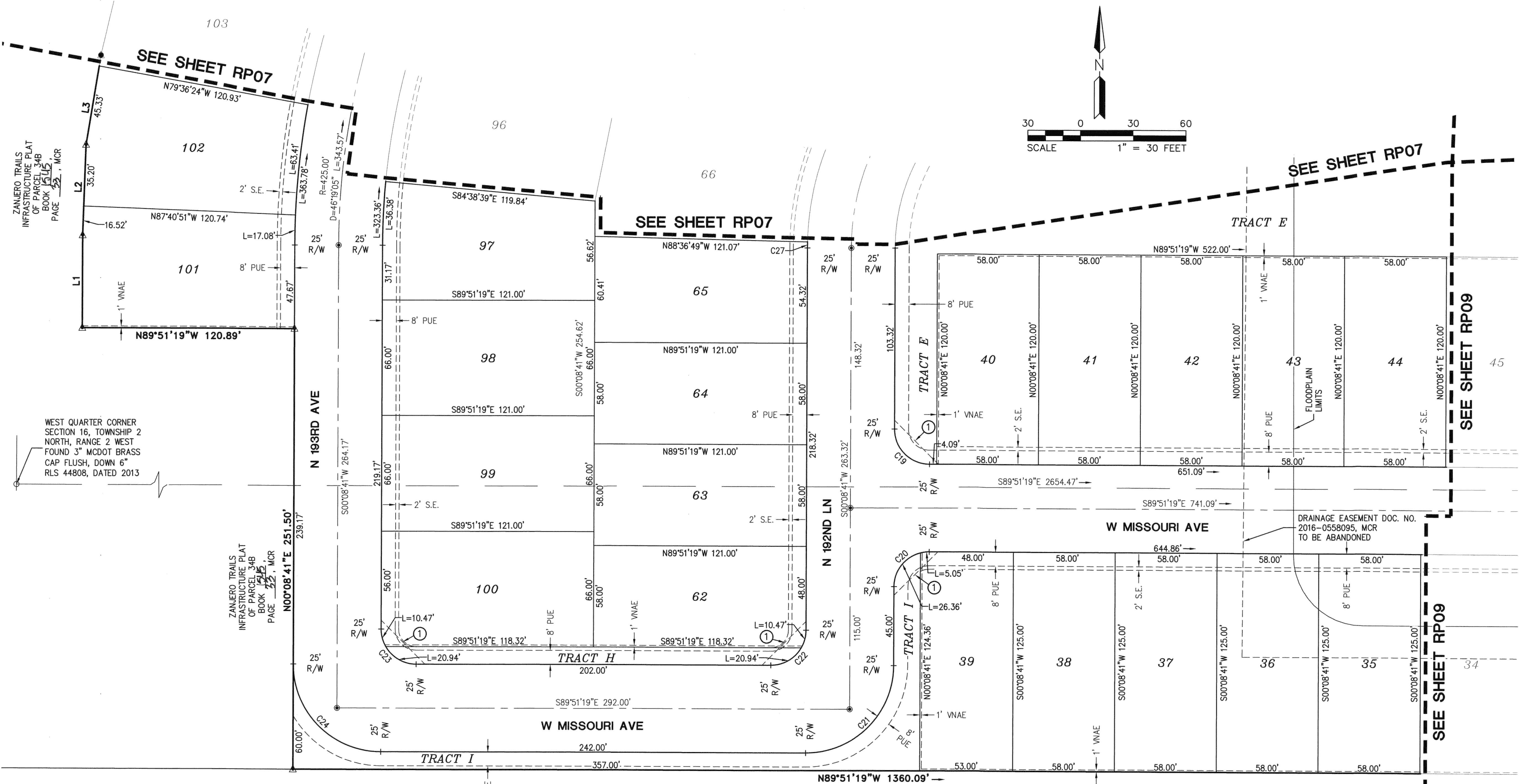
CURVE NO.	RADIUS	DELTA	LENGTH
C1	450.00'	12°10'01"	95.56'
C2	25.00'	89°07'36"	38.89'
C26	675.00'	0°06'59"	1.37'

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20200845202 09/10/2020 01:31  
BOOK 1545 PAGE 35  
ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-  
brodiek







ZANJERO TRAILS  
INFRASTRUCTURE PLAT  
OF PARCEL 34B  
BOOK 15115  
PAGE 22, MCR

WEST QUARTER CORNER  
SECTION 16, TOWNSHIP 2  
NORTH, RANGE 2 WEST  
FOUND 3" MCDOT BRASS  
CAP FLUSH, DOWN 6"  
RLS 44808, DATED 2013

ZANJERO TRAILS  
INFRASTRUCTURE PLAT  
OF PARCEL 34B  
BOOK 15115  
PAGE 22, MCR

JACK RABBIT ESTATES  
FINAL PLAT  
BOOK 794, PAGE 03, MCR

**LEGEND**

- FOUND MONUMENT OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ⊠ SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 32222 UNLESS OTHERWISE NOTED
- ⊙ SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.E. SEWER EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊙ 25' X 25' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°08'41"E	52.82'
L2	N02°06'10"E	51.72'
L3	N09°24'51"E	51.58'

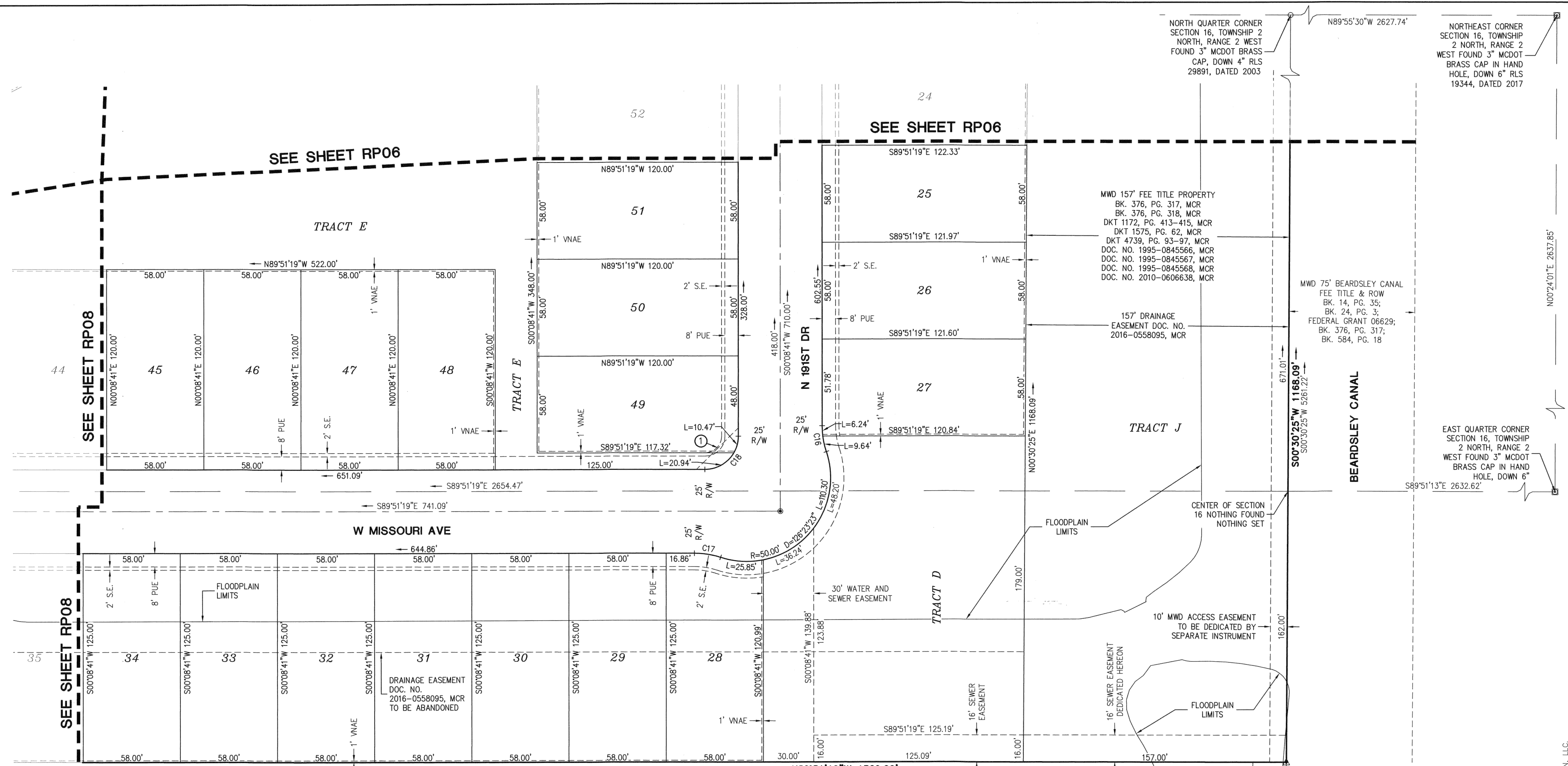
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C19	20.00'	90°00'00"	31.42'
C20	20.00'	90°00'00"	31.42'
C21	50.00'	90°00'00"	78.54'
C22	20.00'	90°00'00"	31.42'
C23	20.00'	90°00'00"	31.42'
C24	50.00'	90°00'00"	78.54'
C27	160.00'	114°30'	3.47'



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20200845202 09/10/2020 01:31  
BOOK 1545 PAGE 35  
ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-  
brodiek





NORTH QUARTER CORNER SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" MCDOT BRASS CAP, DOWN 4" RLS 29891, DATED 2003

N89°55'30"W 2627.74'

NORTHEAST CORNER SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST FOUND 3" MCDOT BRASS CAP IN HAND HOLE, DOWN 6" RLS 19344, DATED 2017

SEE SHEET RP08

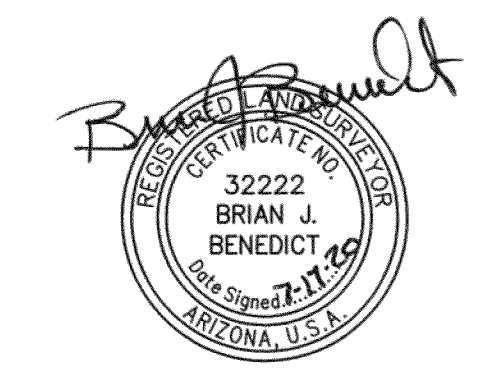
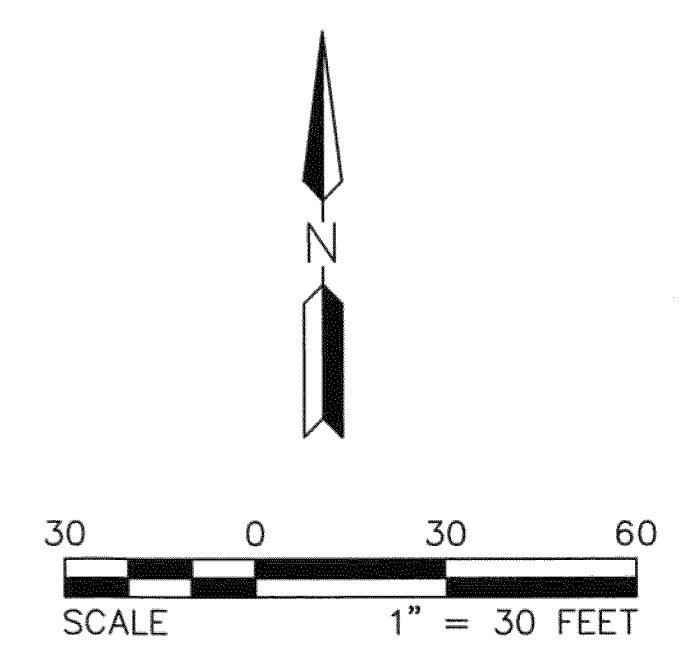
SEE SHEET RP08

SEE SHEET RP06

**LEGEND**

- FOUND MONUMENT OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- ▲ SET CORNER OF THIS PLAT WITH 1/2" REDBAR MARKED RLS 32222 UNLESS OTHERWISE NOTED
- SET BRASS CAP FLUSH PER MAG STD DTL 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY LINE
- - - PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- S.E. SEWER EASEMENT
- SVT SIGHT VISIBILITY TRIANGLE
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① 25' X 25' SIGHT VISIBILITY TRIANGLE IN WHICH NO STRUCTURE, LANDSCAPING, FENCE, WALL OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C16	50.00'	18°11'42"	15.88'
C17	50.00'	18°11'42"	15.88'
C18	20.00'	90°00'00"	31.42'



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
ADRIAN FONTES  
20200845202 09/10/2020 01:31  
BOOK 1545 PAGE 35  
ELECTRONIC RECORDING

ZT34CPLAT-9-1-1-M-brodiek

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250 | PHOENIX, AZ 85016  
P: 602.490.0535 | F: 602.968.2436  
www.hilgartwilson.com

**ZANJERO TRAILS - PARCEL 34C**  
195TH AVE & BETHANY HOME ROAD  
MARICOPA COUNTY, ARIZONA  
**RE-PLAT**

STATUS: **RP09**

PROJ. NO.: 2001  
DATE: JUNE 2020  
SCALE: AS SHOWN  
DRAWN: GS  
APPROVED: BUB

DWG. NO. **RP09**

SHT. 9 OF 9