

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 31B", A RE-PLAT OF PARCEL 31B, AS SHOWN ON THE INFRASTRUCTURE PLAT OF ZANJERO TRAILS PARCEL 31, AS RECORDED IN BOOK _____, PAGE ____ OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS - PARCEL 31B", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, TRACTS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET, TRACT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, NAME, OR LETTER THAT IS GIVEN EACH RESPECTIVELY. MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS OWNER, HEREBY GRANTS THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

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.

AN EASEMENT IS HEREBY GRANTED TO ANY PUBLIC SERVICE CORPORATION REGULATED PURSUANT TO THE ARIZONA REVISED STATUTES, AS SUBSEQUENTLY AMENDED, WHICH PROVIDED ELECTRICAL, SEWER, GAS, WATER, CABLE TELEVISION OR TELEPHONE SERVICE, IN, OVER AND UNDER THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UNDERGROUND PUBLIC UTILITIES.

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

DRAINAGE EASEMENTS AND DRAINAGE TRACTS, AS PLATTED HEREON, ARE HEREBY GRANTED TO THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENT. THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., SHALL BE RESPONSIBLE FOR MAINTAINING, INSPECTING, REPLACING AND REPAIRING THE PIPES, CHANNELS, CULVERTS, RETENTION AREAS AND OTHER DRAINAGE FACILITIES LOCATED THEREON.

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. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

NEITHER GRANTOR NOR THE OWNERS OF ANY PART OF THE PREMISES SHALL ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE SEWER EASEMENTS; HOWEVER, THEY SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS; AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENTS IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES IN ACCORDANCE WITH ARIZONA CORPORATION COMMISSION RULES AND REGULATIONS. GRANTEE SHALL NOT BE HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE LIMITS OF THE EASEMENTS DUE TO REPAIR, REPLACEMENT, CONSTRUCTION OR RELOCATION OF THE GRANTEE OWNED SEWER LINES.

GRANTEE SHALL HOLD GRANTOR AND OWNERS OF ANY PART OF THE PREMISES HARMLESS FROM DAMAGES, CLAIMS, LIABILITIES OR EXPENSES, WHICH RESULT FROM GRANTEE'S USE OF THE SEWER EASEMENT TO OPERATE, MAINTAIN, REPAIR, REPLACE AND INSTALL UTILITY OWNED INFRASTRUCTURE. THIS HOLD HARMLESS DOES NOT COVER NEGLIGENT ACTIONS FROM GRANTOR OR OWNERS THAT RESULT IN ANY CLAIM, AS WELL AS GRANTEE IS NOT HELD LIABLE FOR DAMAGE TO STRUCTURES, FENCES, LANDSCAPING, PARKING FACILITIES, DRIVEWAYS OR ANY OTHER PRIVATELY OWNED IMPROVEMENTS ERECTED WITHIN THE EASEMENT. GRANTOR AND GRANTEE AGREE THAT ALL EASEMENTS WILL ALSO BE GOVERNED BY ARIZONA ADMINISTRATIVE CODE R14-2-405C AS AMENDED. GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENTS AS DEDICATED ON SAID PLAT.

IN WITNESS WHEREOF:

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD"), AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO ATTESTED BY THE SIGNATURE OF Glen Vorthierms DULY AUTHORIZED SO TO DO THIS 15 DAY OF March 2022.

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

BY: Glen Vorthierms
GLEN VORTHERMS

ITS: GENERAL MANAGER

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE 15 DAY OF March 2022, BEFORE ME THE UNDERSIGNED NOTARY, Glen Vorthierms 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. IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

Debra L. Trahan
NOTARY PUBLIC

DEBRA L. TRAHAN
Notary Public - Arizona
Maricopa Co. / #509890
Expires 10/19/2024
10/15/2024
MY COMMISSION EXPIRES

WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION RATIFICATION

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

WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC.,

BY: Jeremy M. Johnson
ITS: President

RE-PLAT
OF
ZANJERO TRAILS
INFRASTRUCTURE PLAT -
ZANJERO TRAILS PARCEL 31B

MARICOPA COUNTY, ARIZONA

CASE NUMBER S2021022

AS RECORDED IN BOOK _____, PAGE ____ OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

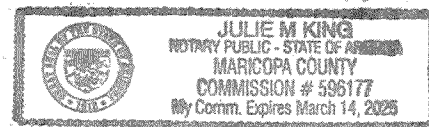
ON THIS 3rd DAY OF March 2022, Jeremy M. Johnson PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE President OF THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., AND AS SUCH AGENT, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREON CONTAINED.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL.

BY: Julie M. King
NOTARY PUBLIC

3/3/22
DATE

3/14/2025
MY COMMISSION EXPIRES



NOTICE OF ZANJERO TRAILS - PARCEL 31 DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS - PARCEL 31 DEVELOPMENT AGREEMENT DATED FEBRUARY 16, 2022 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON FEBRUARY 16, 2022. AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2022-0143419, THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT SBH ZANJERO TRAILS LP, 6720 NORTH SCOTTSDALE ROAD, SUITE 250, SCOTTSDALE, AZ 85253-4424, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS 1st DAY OF March 2022.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE,

A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: Christine Cain
CHRISTINE CAIN

ITS: PROPERTY AND CONTRACTS MANAGER

ATTEST:

BY: Glen Vorthierms
GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

SBH ZANJERO TRAILS LP, AN ARIZONA LIMITED PARTNERSHIP

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

BY: Sean T. Walters
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 § 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.

Cara V. Brund
PLANNING AND DEVELOPMENT

3-17-22
DATE

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 502-22-0040.

Debra L. Trahan
DEPUTY COUNTY ASSESSOR

3-10-2022
DATE

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 THIS 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:

Debra L. Trahan
DEPUTY COUNTY TREASURER

3-15-2022
DATE

BENCHMARK

FOUND 1/2" STEEL ROAD "NGS 4DD1" 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
CONTACT: GLEN VORTHERMS, P.E.
EMAIL: GLENV@MWD.AZ.COM

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

SHEET INDEX

RP01 COVER SHEET & LEGAL DESCRIPTION
RP02 NOTES, LOT DETAILS
RP03 KEY MAP, TRACT, LOT & AREA TABLES
RP04-RP06 RE-PLAT

BASIS OF BEARING

BASIS OF BEARING IS N89°50'37"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, 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 27-701199.0000)

LEGAL DESCRIPTION

PARCEL 31B AS SHOWN ON THE INFRASTRUCTURE PLAT OF ZANJERO TRAILS PARCEL 31 AS RECORDED IN BOOK _____, PAGE ____ MARICOPA COUNTY RECORDS, ARIZONA, BEING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, 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

ON THIS 16th DAY OF April 2022.

BY: Brian J. Benedict
CHAIRMAN OF THE BOARD

ATTEST: Luanita G. Guevara
CLERK OF THE BOARD

APR 05 2022

ZONING DESIGNATION

R1-6 RUPD PAD

LAND SURVEYOR CERTIFICATION

I, BRIAN J. BENEDICT, HEREBY CERTIFY THAT I AM 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

STEPHEN RICHER

20220331375 04/14/2022 02:14

BOOK 1663 PAGE 5

ELECTRONIC RECORDING

ZT31B-6-1-1-M-
esquivela

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

ZANJERO TRAILS - PARCEL 31B
PERRYVILLE ROAD & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA
RE-PLAT

STATUS:
PROJ. NO.: 2194
DATE: FEB 2022
SCALE: NONE
DRAWN: GS
APPROVED: BJB
MUNICIPAL TRACKING NO:

DWG. NO.
RP01
SHT. 1 OF 6

NOTES:

1. THIS SITE CONSISTS OF A TOTAL OF 1 PARCEL, 103 LOTS, 9 TRACTS IN THE R1-6 RUPD PAD ZONING DISTRICT.

2. THE REPLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT CASE NUMBER S2021003.

3. 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.

4. THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER COMPANY WATER SERVICE AREA. ADWR HAS DESIGNATED THIS AREA AS HAVING ASSURED WATER.

5. A WILL SERVE LETTER HAS BEEN PROVIDED BY BUCKEYE VALLEY FIRE DISTRICT ON MAY 6TH, 2021 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.

6. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE MARICOPA COUNTY CODES AND ORDINANCES.

7. ALL NEW AND RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCEPT FOR CABINETS AND ENCLOSURES.

8. ALL ROADS, PRIVATE OR PUBLIC SHALL BE DESIGNED AND CONSTRUCTED TO MINIMUM COUNTY STANDARDS.

9. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION TO BE PLANTED OR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT.

10. 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, INC.

11. 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.

12. ALL OUTDOOR LIGHTING WILL CONFORM TO THE PROVISIONS OF SECTION 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE.

13. 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.

14. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.

15. WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., 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.

16. 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.

17. 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.

18. ALL HABITABLE BUILDINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO ATTAIN A NOISE REDUCTION LEVEL OF 45 DECIBLES AS PER A.R.S PARAGRAPH 28-8482(B).

19. 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.

20. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE PRIMARY DWELLING UNIT. THE TOTAL NUMBER OF PRIMARY DWELLING UNITS SHALL BE 103, NO FURTHER LOT SPLITTING WILL BE ALLOWED.

21. YOU ARE BUYING A HOME OR PROPERTY IN THE 'VICINITY OF A MILITARY AIRPORT' AS DESCRIBED BY THE 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 OVER FLIGHTS 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 TRAINING 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 REFLECTION OFF THE CLOUDS.

LUKE AIR FORCE BASE NORMAL FLIGHT 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.AF.MIL/URBANDEVELOPMENT.COM

22. 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.

23. 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 8½ INCH BY 11 INCH SIGN, AND BE INCLUDED IN ALL HOMEOWNER ASSOCIATION COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS).

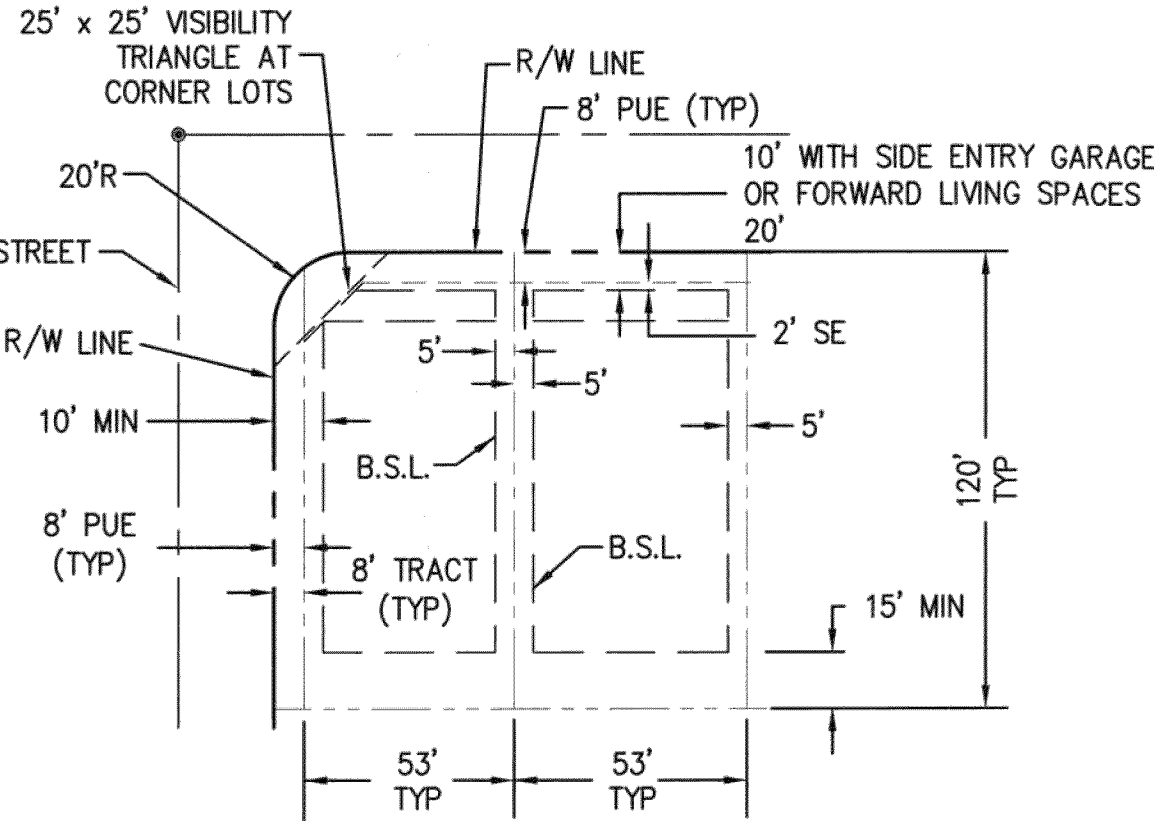
24. DG TRAIL EASEMENT WILL BE MAINTAINED BY THE COMMUNITY ASSOCIATION.

FLOOD PLAIN DESIGNATION

ZANJERO TRAILS PARCEL 31B 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 04013C166SL, 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 CLOMR HAS BEEN APPROVED BY FCDMC (PERMIT NUMBER FCP2019153) TO REMOVE AND AMEND ZONE "AE" TO ZONE "X"



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

TYPICAL LOT DETAIL RUPD

53' LOT

SCALE = NTS

DEVELOPMENT STANDARDS TABLE PER Z2005031 & Z2016072	
ZONING	R1-6 RUPD PAD
HEIGHT (MAX.)	30'/2 STORIES
FRONT YARD (MIN.) ¹	20'
SIDE YARD (MIN.)	5'
STREET-SIDE YARD (MIN.)	10'
REAR YARD (MIN.)	15'
LOT AREA (MIN.)	6,000 SF
LOT WIDTH (MIN.)	53'
LOT AREA PER DWELLING UNIT (MIN.)	6,500 SF
LOT COVERAGE (MAX.)	50%
PARKING SPACES (MIN.)	2
WALLS	6' (H) PRIVACY WALL W/ MAX. 7" COLUMN ABOVE A MAX. 3' RETAINING WALL
HEIGHT OF SUBDIVISION 6' MONUMENT (MAX.)	10' (H) PRIMARY – 6'-8" SECONDARY
SUBDIVISION SIGN AREA (MAX.) ²	70 SF PRIMARY – 24 SF SECONDARY

- (1) MAY BE REDUCED TO 10' FOR SIDE ENTRY GARAGES OR FORWARD LIVING SPACES
- (2) MAXIMUM PRIMARY AND SECONDARY SIGN AREA INCLUDES LOGO

UTILITY COMPANIES:

WATER
SEWER
ELEC.
GAS
TELEPHONE
CABLE TV
POLICE
FIRE
ELEMENTARY SCHOOL DISTRICT
HIGH SCHOOL DISTRICT
REFUSE

EPCOR UTILITIES
LIBERTY UTILITIES
ARIZONA PUBLIC SERVICE
SOUTHWEST GAS
CENTURY LINK AND/OR COX
CENTURY LINK AND/OR COX
MARICOPA COUNTY SHERIFFS OFFICE
BUCKEYE VALLEY FIRE DISTRICT
LITCHFIELD ELEMENTARY SCHOOL DISTRICT
AGUA FRIA UNION HIGH SCHOOL DISTRICT
WASTE MANAGEMENT OF ARIZONA OR
OTHER SIMILAR REFUSE PROVIDER



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ELECTRONIC RECORDING

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PROJ. NO.: 2194
DATE: FEB 2022
SCALE: NONE
DRAWN: GS
APPROVED: BJB

DWG. NO:
RP02
SHT. 2 OF 6

ZANJERO TRAILS - PARCEL 31B
PERRYVILLE ROAD & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA
RE - PLAT

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LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 1	6,600	0.1515	55.00'	R1-6 RUPD PAD
LOT : 2	6,541	0.1502	55.00'	R1-6 RUPD PAD
LOT : 3	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 4	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 5	6,519	0.1497	53.00'	R1-6 RUPD PAD
LOT : 6	6,519	0.1497	53.00'	R1-6 RUPD PAD
LOT : 7	6,666	0.1530	53.00'	R1-6 RUPD PAD
LOT : 8	6,556	0.1505	53.00'	R1-6 RUPD PAD
LOT : 9	6,857	0.1574	53.00'	R1-6 RUPD PAD
LOT : 10	6,879	0.1579	53.00'	R1-6 RUPD PAD
LOT : 11	6,879	0.1579	53.00'	R1-6 RUPD PAD
LOT : 12	6,692	0.1536	53.00'	R1-6 RUPD PAD
LOT : 13	6,710	0.1540	53.00'	R1-6 RUPD PAD
LOT : 14	8,578	0.1969	53.00'	R1-6 RUPD PAD
LOT : 15	7,666	0.1760	53.00'	R1-6 RUPD PAD
LOT : 16	7,265	0.1668	53.00'	R1-6 RUPD PAD
LOT : 17	7,230	0.1660	53.00'	R1-6 RUPD PAD
LOT : 18	7,227	0.1659	53.00'	R1-6 RUPD PAD
LOT : 19	7,223	0.1658	53.00'	R1-6 RUPD PAD
LOT : 20	7,219	0.1657	53.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 61	8,636	0.1983	58.50'	R1-6 RUPD PAD
LOT : 62	7,729	0.1774	58.50'	R1-6 RUPD PAD
LOT : 63	7,048	0.1618	58.50'	R1-6 RUPD PAD
LOT : 64	7,308	0.1678	60.50'	R1-6 RUPD PAD
LOT : 65	6,647	0.1526	55.17'	R1-6 RUPD PAD
LOT : 66	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 67	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 68	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 69	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 70	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 71	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 72	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 73	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 74	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 75	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 76	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 77	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 78	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 79	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 80	6,360	0.1460	53.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 21	7,215	0.1656	53.00'	R1-6 RUPD PAD
LOT : 22	7,212	0.1656	53.00'	R1-6 RUPD PAD
LOT : 23	7,208	0.1655	53.00'	R1-6 RUPD PAD
LOT : 24	7,204	0.1654	53.00'	R1-6 RUPD PAD
LOT : 25	7,201	0.1653	53.00'	R1-6 RUPD PAD
LOT : 26	7,197	0.1652	53.00'	R1-6 RUPD PAD
LOT : 27	7,193	0.1651	53.00'	R1-6 RUPD PAD
LOT : 28	7,190	0.1651	53.00'	R1-6 RUPD PAD
LOT : 29	7,186	0.1650	53.00'	R1-6 RUPD PAD
LOT : 30	7,182	0.1649	53.00'	R1-6 RUPD PAD
LOT : 31	7,179	0.1648	53.00'	R1-6 RUPD PAD
LOT : 32	7,175	0.1647	53.00'	R1-6 RUPD PAD
LOT : 33	7,171	0.1646	53.00'	R1-6 RUPD PAD
LOT : 34	7,168	0.1645	53.00'	R1-6 RUPD PAD
LOT : 35	7,164	0.1645	53.00'	R1-6 RUPD PAD
LOT : 36	7,156	0.1643	53.00'	R1-6 RUPD PAD
LOT : 37	6,959	0.1598	53.00'	R1-6 RUPD PAD
LOT : 38	6,635	0.1523	53.00'	R1-6 RUPD PAD
LOT : 39	6,625	0.1521	53.00'	R1-6 RUPD PAD
LOT : 40	6,625	0.1521	53.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 81	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 82	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 83	9,094	0.2088	56.61'	R1-6 RUPD PAD
LOT : 84	8,008	0.1838	75.23'	R1-6 RUPD PAD
LOT : 85	7,606	0.1746	70.17'	R1-6 RUPD PAD
LOT : 86	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 87	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 88	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 89	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 90	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 91	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 92	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 93	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 94	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 95	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 96	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 97	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 98	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 99	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 100	6,360	0.1460	53.00'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 41	6,625	0.1521	53.00'	R1-6 RUPD PAD
LOT : 42	6,625	0.1521	53.00'	R1-6 RUPD PAD
LOT : 43	6,625	0.1521	53.00'	R1-6 RUPD PAD
LOT : 44	6,625	0.1521	53.00'	R1-6 RUPD PAD
LOT : 45	6,625	0.1521	53.00'	R1-6 RUPD PAD
LOT : 46	6,625	0.1521	53.00'	R1-6 RUPD PAD
LOT : 47	7,197	0.1652	53.00'	R1-6 RUPD PAD
LOT : 48	7,675	0.1762	53.01'	R1-6 RUPD PAD
LOT : 49	8,486	0.1948	53.01'	R1-6 RUPD PAD
LOT : 50	9,831	0.2257	53.01'	R1-6 RUPD PAD
LOT : 51	11,226	0.2577	53.01'	R1-6 RUPD PAD
LOT : 52	8,349	0.1917	53.01'	R1-6 RUPD PAD
LOT : 53	7,325	0.1682	67.32'	R1-6 RUPD PAD
LOT : 54	7,275	0.1670	67.32'	R1-6 RUPD PAD
LOT : 55	7,224	0.1658	67.32'	R1-6 RUPD PAD
LOT : 56	7,080	0.1625	65.69'	R1-6 RUPD PAD
LOT : 57	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 58	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 59	6,646	0.1526	53.00'	R1-6 RUPD PAD
LOT : 60	8,832	0.2028	59.15'	R1-6 RUPD PAD

LOT TABLE				
LOT NO.	AREA (SQ.FT)	AREA (AC)	WIDTH	ZONING
LOT : 101	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 102	6,360	0.1460	53.00'	R1-6 RUPD PAD
LOT : 103	6,757	0.1551	56.77'	R1-6 RUPD PAD
TOTAL	715,134	16.4172	—	—

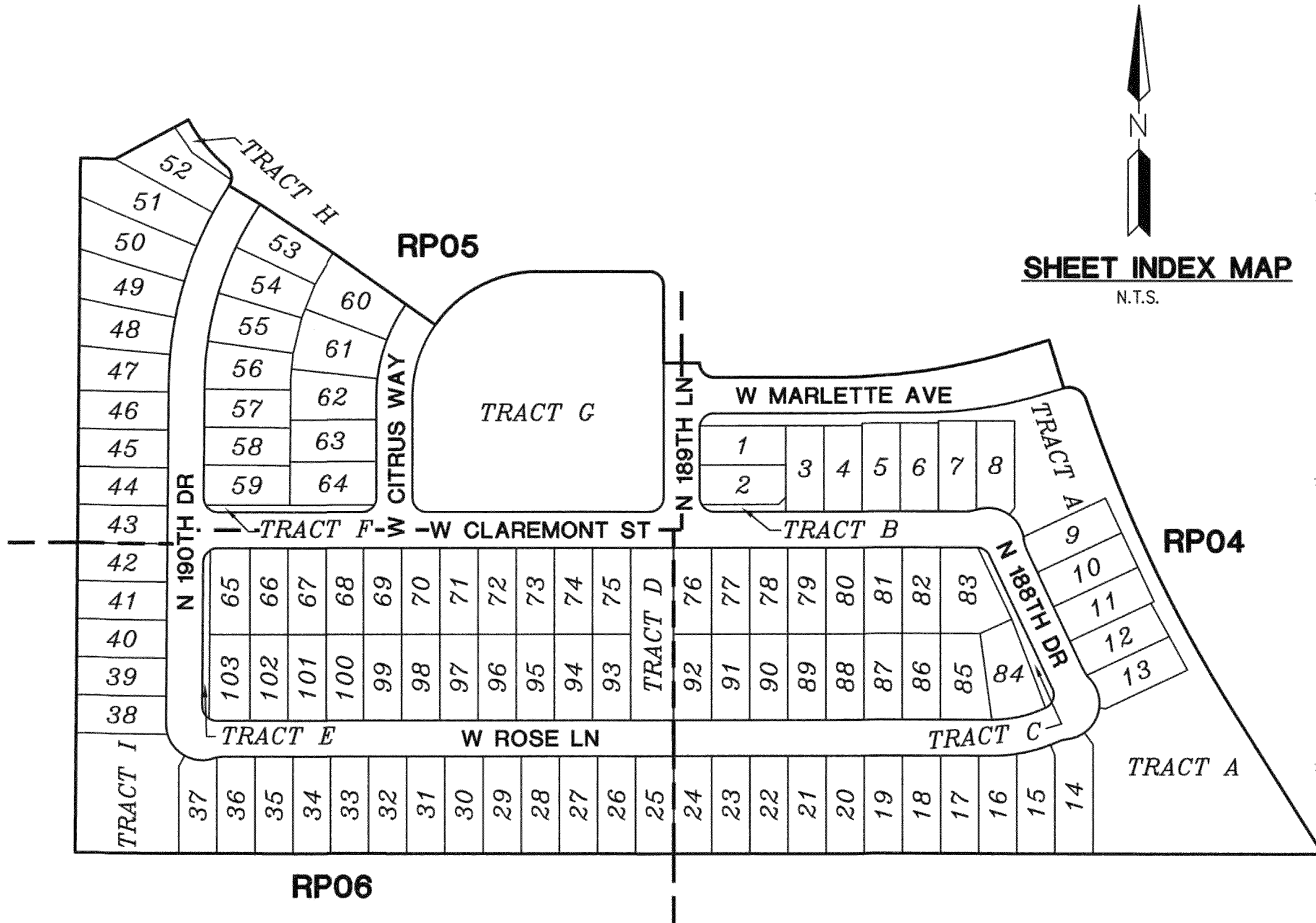
CUMULATIVE PLATTED TOTAL				
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
1A	35B	119	S2013012	119
	37A	91	S2015005	210
	40	119	S2013013	329
	43	98	S2013014	427
1B	44	95	S2015004	522
1C	37B	58	S2017037	580
	36-PH1	50	S2018001	630
	36-PH2	63	S2018002	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
	34E	99	S2020028	1319
	34F	85	S2020027	1404
	31B	103	S2021022	1507
	31C	124	S2021023	1631
	31D	106	S2021025	1737
	31E	84	S2021026	1826

TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	92,229	2.1173	COMMON AREA, DRAINAGE, RETENTION, SEWER EASEMENT
TRACT B	1,173	0.0269	COMMON AREA
TRACT C	2,942	0.0675	COMMON AREA
TRACT D	14,304	0.3284	COMMON AREA
TRACT E	2,246	0.0516	COMMON AREA
TRACT F	2,257	0.0518	COMMON AREA
TRACT G	110,159	2.5289	COMMON AREA, DRAINAGE, RETENTION
TRACT H	1,683	0.0386	COMMON AREA
TRACT I	23,716	0.5444	COMMON AREA, DRAINAGE
TOTAL	250,657	5.7543	—

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.

PARCEL 31B SITE SUMMARY TABLE	
ZONING	R1-6 RUPD PAD
OVERALL GROSS AREA (ACRES)	27.33 AC
OVERALL NET AREA (ACRES)*	22.17 AC
TOTAL NUMBER OF LOTS: SINGLE FAMILY	103
TOTAL NUMBER OF TRACTS	9
TOTAL OPEN SPACE (ACRES)	5.75
MINIMUM LOT SIZE (SF)	6,360
AVERAGE LOT SIZE (SF)	7,105
MAXIMUM LOT SIZE (SF)	19,681
TYPICAL LOT WIDTH (FT)	53'
DENSITY (DU/AC): PER GROSS AREA	3.77
RIGHT OF WAY AREA	5.16 AC

*NET EXCLUDES ARTERIAL/COLLECTOR ROADWAYS.



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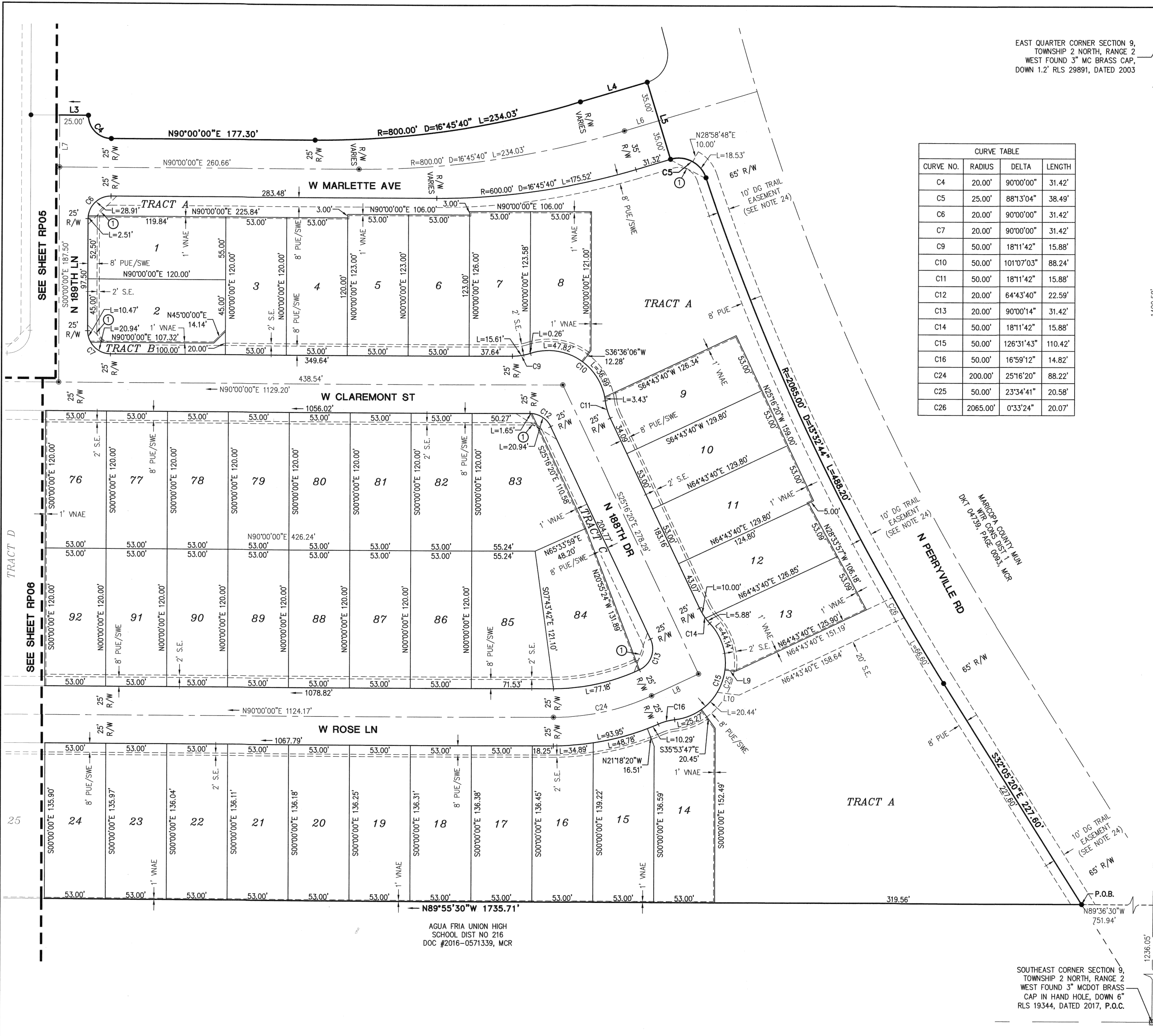
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MARICOPA COUNTY, ARIZONA
RE - PLAT

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STATUS:
PROJ. NO.: 2194
DATE: FEB 2022
SCALE: NONE
DRAWN: GS
APPROVED: BJB

DWG. NO.
RP03
SHT. 3 OF 6



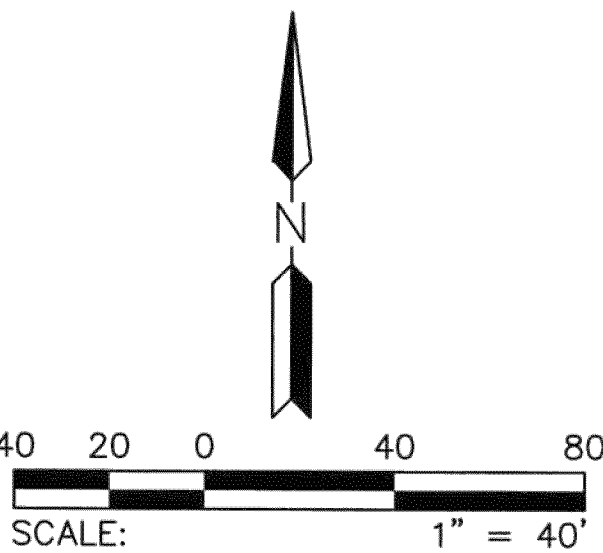
EAST QUARTER CORNER SECTION 9,
TOWNSHIP 2 NORTH, RANGE 2
WEST FOUND 3" MC BRASS CAP,
DOWN 1.2" RLS 29891, DATED 2003

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C4	20.00'	90°00'00"	31.42'
C5	25.00'	88°13'04"	38.49'
C6	20.00'	90°00'00"	31.42'
C7	20.00'	90°00'00"	31.42'
C9	50.00'	18°11'42"	15.88'
C10	50.00'	101°07'03"	88.24'
C11	50.00'	18°11'42"	15.88'
C12	20.00'	64°43'40"	22.59'
C13	20.00'	90°00'14"	31.42'
C14	50.00'	18°11'42"	15.88'
C15	50.00'	126°31'43"	110.42'
C16	50.00'	16°59'12"	14.82'
C24	200.00'	25°16'20"	88.22'
C25	50.00'	23°34'41"	20.58'
C26	2065.00'	0°33'24"	20.07'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIDEWALK EASEMENT
- - - SEWER EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- - - MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- 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
L3	N90°00'00"E	50.00'
L4	N73°14'20"E	60.60'
L5	S16°59'46"E	70.00'
L6	N73°14'20"E	31.23'
L7	S00°00'00"E	45.00'
L8	N64°43'40"E	44.99'
L9	N82°53'31"W	9.21'
L10	S82°53'31"E	19.19'



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PERRYVILLE ROAD & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA
RE-PLAT

PROJ. NO.: 2194	STATUS:
DATE: FEB 2022	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: GS
APPROVED: BJB	DWG. NO. RP04
SHT. 4 OF 6	

NORTH QUARTER CORNER SECTION 9,
TOWNSHIP 2 NORTH, RANGE 2 WEST
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, DOWN 8" RLS 29891,
DATED 2003

MWD 75' BEARDSLEY CANAL
FEE TITLE & ROW
BOOK 14, PAGE 35;
BOOK 24, PAGE 3;
FEDERAL GRANT 06629;
DK 1172, PG 413-414
BOOK 584, PAGE 18

BEARDSLEY CANAL

MWD 64' BEARDSLEY CANAL
FEE TITLE
DKT 4739, PG 93-97

SEE SHEET RP08

42

SOUTH QUARTER CORNER
SECTION 9, TOWNSHIP 2
NORTH, RANGE 2 WEST
FOUND 3" MCDOT BRASS
CAP, DOWN 4" RLS
29891, DATED 2003

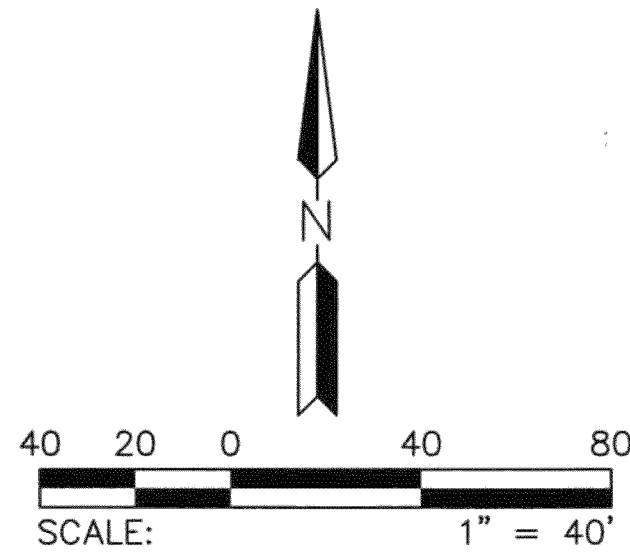
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°33'32"E	48.05'
L2	S59°23'33"E	50.07'
L3	N90°00'00"E	50.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	225.00'	21°29'05"	84.37'
C2	20.00'	83°10'12"	29.03'
C3	20.00'	90°00'00"	31.42'
C8	20.00'	90°00'00"	31.42'
C21	20.00'	90°26'28"	31.57'
C22	20.00'	90°00'00"	31.42'
C23	20.00'	90°00'00"	31.42'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIDEWALK EASEMENT
- - - SEWER EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
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- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- - - MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- 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

R/W
PUE
SWE
S.E.
VNAE
MCR
RLS
P.O.B.
P.O.C.
MCDOT



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SCALE: AS SHOWN	DRAWN: GS
APPROVED: BUB	

DWG. NO.
RP05
SHT. 5 OF 6

NORTH QUARTER CORNER SECTION 9,
TOWNSHIP 2 NORTH, RANGE 2 WEST
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, DOWN 8" RLS 29891,
DATED 2003

SOUTH QUARTER CORNER
SECTION 9, TOWNSHIP 2
NORTH, RANGE 2 WEST
FOUND 3" MCDOT BRASS
CAP, DOWN 4" RLS
29891, DATED 2003

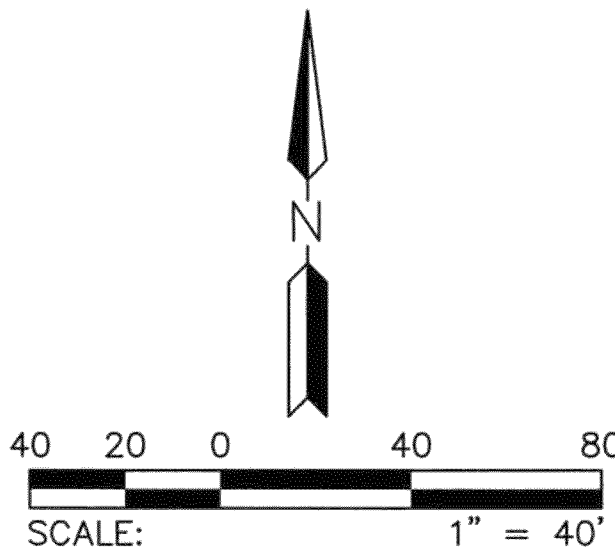
SOUTHEAST CORNER SECTION 9,
TOWNSHIP 2 NORTH, RANGE 2
WEST FOUND 3" MCDOT BRASS
CAP IN HAND HOLE, DOWN 6"
RLS 19344, DATED 2017

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP,
SET 32222 OR AS NOTED
- ⦿ SET BRASS CAP FLUSH PER
MAG STD. DTL. 120-1 "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIDEWALK EASEMENT
- - - SEWER EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - POINT OF BEGINNING
- - - POINT OF COMMENCEMENT
- - - MARICOPA COUNTY DEPARTMENT
OF TRANSPORTATION

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
C17	50.00'	18°11'41"	15.88'
C18	50.00'	108°38'09"	94.80'
C19	20.00'	90°26'28"	31.57'
C20	20.00'	89°33'32"	31.26'



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20220331375 04/14/2022 02:14
BOOK 1663 PAGE 5
ELECTRONIC RECORDING

ZT31B-6-1-1-M-
esquivela

ZANJERO TRAILS - PARCEL 31B

PERRYVILLE ROAD & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA

RE-PLAT

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PROJ. NO.: 2194	STATUS:
DATE: FEB 2022	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	DRAWN: GS
APPROVED: BJB	

DWG. NO.

RP06

SHT. 6 OF 6

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