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 PHASE 1C - PARCEL 37B", A RE-SUBDIVISION OF PARCEL 37B, ÀS SHOWN ON THE INFRASTRUCTURE PLAT OF ZANJERO TRAILS - PHASE 1, AS RECORDED IN BOOK 1289, PAGE 4, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 1C - PARCEL 37B", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT 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 DEDICATES ALL STREETS TO THE PUBLIC FOR USE AS SUCH. AND GRANTS THE EASEMENTS FOR THE PURPOSES SHOWN HEREON.

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 "D" 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 MNDROSE 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 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 INCONSISTEN 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 GRANTEES USE OF 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.

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 THE 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.

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 AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURE OF THE UNDERSIGNED MEMBER REPRESENTATIVE DULY AUTHORIZED THIS 19 DAY OF November , 2018.

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

Alle

ITS: AUTHORIZED AGENT

# **ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF MARICOPA

ON THIS, THE 19 DAY OF November 2018, BEFORE ME THE UNDERSIGNED NOTARY, Glen Vortherns 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 AND ACKNOWLEDGED THAT HE/SHE, BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

HEREUNTO SET MY HAND AND OFFICIAL SEAL:

unell NOTARY PUBLIC MARICOFA COUNTY My Commission Expire February 29, 2020

MY COMMISSION EXPIRES

LESLIE JARRELL

Notary Public - State of Arizona

# WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION \_\_\_\_\_\_\_ TONNSON\_\_\_\_, DULY ELECTED President OF WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC., ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION, INC.

President

# **ACKNOWLEDGMENT**

STATE OF ARIZONA COUNTY OF MARICOPA

, 2018, Teremy Johnson Personally Appeared before me the undersigned notary ON THIS 20th DAY OF November PUBLIC, WHO ACKNOWLEDGED HIMSELF 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

win King NOTARY PUBLIC MY COMMISSION EXPIRES



# RE-PLAT ZANJERO TRAILS INFRASTRUCTURE PLAT -ZANJERO TRAILS PHASE 1C -PARCEL 37B MARICOPA COUNTY, ARIZONA

AS RECORDED IN BOOK 1289, PAGE 4, OF MARICOPA COUNTY RECORDS, BEING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

CASE # 52017035 AND B201711253

# NOTICE OF ZANJERO TRAILS PHASE 1 - PARCELS 35-45 **DEVELOPMENT AGREEMENT**

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 1-PARCELS 35 - 45 DEVELOPMENT AGREEMENT DATED DECEMBER 10, 2015 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON DECEMBER 15, 2015, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2015-0882891. 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 20th DAY OF November

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE,

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

CHRISTINE CAIN ITS: PROPERTY AND CONTRACTS SUPERVISOR

GLEN VORTHERMS

ITS: ASSISTANT SECRETARY

SBH ZANJERO TRAILS LP, AN ARIZONA LIMITED PARTNERSHIP

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

SEAN T. WALTERS

MANAGER

# CERTIFICATION OF COUNTY ASSESSOR

I, THE UNDERSIGNED AS 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 NUMBER

502-28-597 Introll, 11.28-18

DEPUTY COUNTY ASSESSOR

# **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.

PLANNING AND DEVELOPMENT

#### CERTIFICATION OF COUNTY TREASURER

I, THE UNDERSIGNED AS 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 THE PARCEL COMPRISING THE PLAT, AS LISTED IN THE ASSESSOR'S CERTIFICATION, WITH THE FOLLOWING EXCEPTIONS:



**BENCHMARK** 

ELEVATION=1084.96 FEET

SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A 3" MCDOT BRASS CAP IN HAND HOLE AT THE INTERSECTION OF THOMAS ROAD AND PERRYVILLE ROAD. NAVD 88 DATUM. (ADJUSTED)

OWNER

MARICOPA WATER DISTRICT 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: KIRK J. PANGUS, RLS

**TRAILS** PHASE 1C PARCEL 37B PHASE 1 CAMELBACK ROAD VICINITY MAP NOT TO SCALE

BETHANY HOME ROAD ALIGNMENT

ZANJERO

SHEET INDEX

COVER SHEET NOTES, LOT/TRACT AREA TABLE, LOT SETBACK DETAIL, SHEET INDEX MAP RP03-RP04 RE-PLAT

# BASIS OF BEARING

BASIS OF BEARING IS NOO'24'01"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16. TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA.

PARCEL 37B AS SHOWN ON THE INFRASTRUCTURE PLAT OF ZANJERO TRAILS PHASE 1 AS RECORDED IN BOOK 1289, PAGE 4, 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

CHAIRMAN CLERK OF THE

#### FLOOD PLAIN DESIGNATION

AS DETERMINED BY FEMA FLOOD ZONE MAP 04013C1665L (REVISION DATE OCTOBER 16, 2013) ALL LOTS AT THE SITE ARE LOCATED WITHIN A FLOOD HAZARD ZONE X. A LOMR HAS BEEN APPROVED BY FEMA (CASE NO. 17-09-2330P)AND BECAME EFFECTIVE ON AUGUST 3, 2018, FLOOD HAZARD ZONE X IS

AREAS OF THE 500-YEAR FLOOD: AREAS OF THE 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD.

# HOA MAINTENANCE NOTE

THE PERRYVILLE STORM DRAIN SYSTEM FROM, AND INCLUDING MANHOLE MH-1 TO ITS DISCHARGE IN RETENTION BASIN RT36-1 (INCLUDING BUBBLER CATCH BASIN CB-2 AND THE DRYWELL) AS SHOWN ON THE APPROVED SUBDIVISION INFRASTRUCTURE PLANS (SHEET SD01 OF PERMIT TC201801498) SHALL BE MAINTAINED BY THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION.

**OUTDOOR LIGHTING** 

THE PROVISIONS OF SECTION 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE (OUTDOOR LIGHTING CONTROLS) WILL BE ADHERED TO.

# **ZONING DESIGNATION**

R1-6 RUPD PAD

#### 100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. CERTIFICATE NO. 27-700994.0000

# LAND SURVEYOR CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA: THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2018; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN: THAT ALL MONUMENTS ACTUALLY EXIST AS SHOWN: THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ALL CENTERLINE, PARCEL, AND LOT CORNER MONUMENTS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF SUBDIVISION INFRASTRUCTURE CONSTRUCTION

KIRK J. PANGUS, RLS RLS# 19344 HILGARTWILSON, LLC 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 P: (602) 490-0535 kpangus@hilgartwilson.com

CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

19344 KIRK J. PANGUS ANY

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

OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER ADRIAN FONTES 2018-0933546 12/20/18 02:46 BOOK 1430 PAGE 34 PAPER RECORDING

1297097-4-1-1 andricf

U:\1000\1003\Survey\DOCS\1003-PH1B-PARCEL 37B FINAL PLAT\1003-PH1B-P37B-FP01.dwg 11/19/2018 12:29 PM

A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON

PR( SC/ DR,

DWG. NO.

(0)

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(1)

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SHT. 1 OF 4

LOT TABLE				LOT TABLE			
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	WIDTH (FT)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	WIDTH (FT)
LOT: 1	7849	0.180	65.71	LOT : 36	6177	0.142	53.00
LOT: 2	6654	0.153	55.00	LOT: 37	6190	0.142	53.00
LOT: 3	6665	0.153	55.00	LOT: 38	6203	0.142	53.00
LOT: 4	6677	0.153	55.00	LOT: 39	6216	0.143	53.00
LOT: 5	6688	0.154	55.00	LOT: 40	6249	0.143	53.00
LOT: 6	8155	0.187	54.00	LOT: 41	6262	0.144	53.00
LOT: 7	11888	0.273	55.00	LOT: 42	6276	0.144	53.00
LOT: 8	10602	0.243	68.76	LOT: 43	6920	0.159	53.97
LOT: 9	7625	0.175	61.00	LOT: 44	10504	0.241	71.13
LOT: 10	7625	0.175	61.00	LOT: 45	7229	0.166	60.38
LOT: 11	7624	0.175	61.00	LOT: 46	7560	0.174	63.00
LOT: 12	7131	0.164	62.13	LOT: 47	6360	0.146	53.00
LOT: 13	6153	0.141	53.50	LOT: 48	6360	0.146	53.00
LOT: 14	6152	0.141	53.50	LOT: 49	6360	0.146	53.00
LOT: 15	6152	0.141	53.50	LOT : 50	7005	0.161	59.04
LOT: 16	6219	0.143	54.51	LOT : 51	9777	0.224	83.32
LOT: 17	7060	0.162	60.97	LOT: 52	9764	0.224	53.00
LOT : 18	7051	0.162	61.31	LOT : 53	11527	0.265	53.00
LOT: 19	7133	0.164	62.03	LOT : 54	6232	0.143	53.00
LOT: 20	8208	0.188	66.05	LOT: 55	6344	0.146	53.00
LOT : 21	9045	0.208	79.43	LOT : 56	6354	0.146	53.00
LOT : 22	6435	0.148	53.00	LOT: 57	6365	0.146	53.00
LOT : 23	6403	0.147	53.00	LOT: 58	7855	0.180	66.00
LOT: 24	6372	0.146	53.00				
LOT : 25	6340	0.146	53.00				

		TRACT TABLE
TRACT	AREA (ACRES)	USE
TRACT A	0.2168	COMMON AREA, DRAINAGE
TRACT B	0.5366	COMMON AREA, DRAINAGE, RETENTION
TRACT C	0.4925	COMMON AREA, DRAINAGE, RETENTION, SEWER EASEMENT
TRACT D	0.2150	COMMON AREA, DRAINAGE, RETENTION

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES. 2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.

3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE OVER THE ENTIRE TRACT.

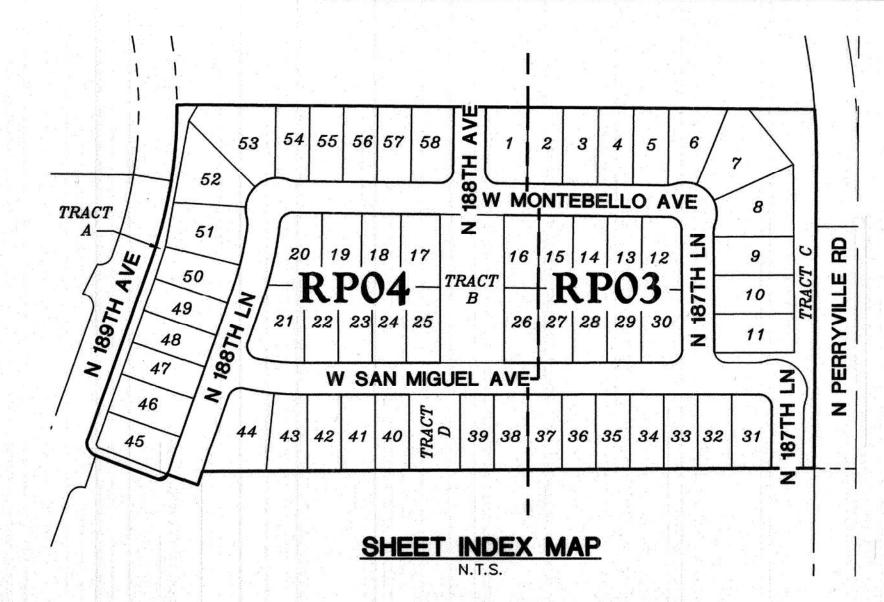
#### TOTAL COMMON AREA = 63,635 SQ. FT OR 1.4609 ACRES

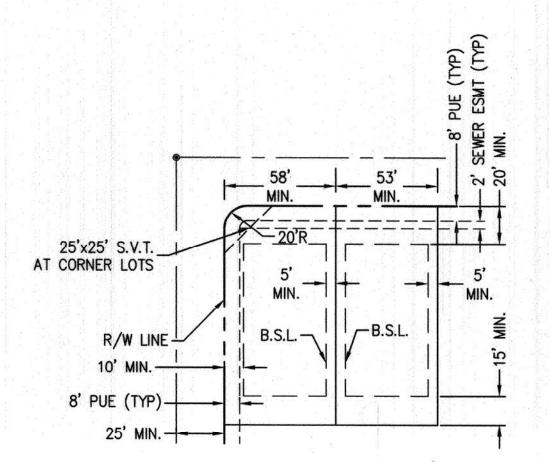
TRACT AREA = 63,635 SQ. FT. 1.4609 ACRES 413,979 SQ. FT. 9.5037 ACRES LOT AREA = RIGHT-OF-WAY = 126.828 SQ. FT. 2.9116 ACRESGROSS AREA = 604,442 SQ. FT. 13.8761 ACRES

NET AREA = 477,614 SQ. FT. 10.9645 ACRES (NET = GROSS MINUS RIGHT-OF-WAYS)

THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.

		CUMULATIVE PLATT	ED TOTAL	
PHASE	PARCEL	TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS	FINAL PLAT CASE NUMBER	CUMULATIVE TOTAL PLATTED
	35B	119	S2013012	119
10	37A	91	S2015005	210
1A	40	119	S2013013	329
	43	98	S2013014	427
1B	44	95	S2015004	522
	37B	58	S2017037	580
	36-PH1	50	S2018001	630
1C	36-PH2	63	S2018002	693
	35A-PH1	72	S2018009	765
	35A-PH2	44	S2018014	809





LOT: 26

LOT: 27

LOT: 31

LOT: 32

LOT: 33

LOT: 34

6298

6124

0.145

0.163

0.141

0.141

0.141

TOTAL LOT AREA = 413.979 SQ. FT OR 9.5037 ACRES

53.43

53.50

53.50

62.57

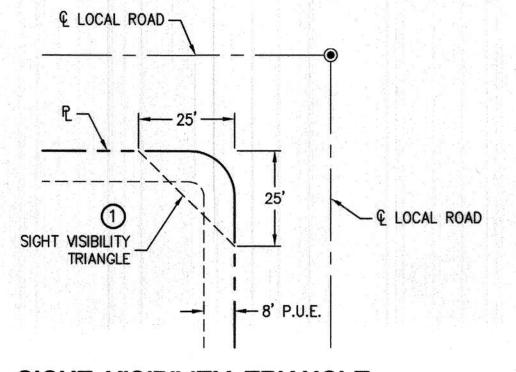
53.00

53.00

53.00

53.00

# TYPICAL BUILDING SETBACK DETAIL R1-6 RUPD



# SIGHT VISIBILITY TRIANGLE

DETAIL PERTAINS TO ALL LOCAL UNCONTROLLED INTERSECTIONS

# **NOTES**

ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND, EXCEPT FOR CABINETS AND ENCLOSURES.

2. 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.

3. CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. 4. 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. 5. 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.

6. THE PROVISIONS OF ARTICLE 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE (OUTDOOR LIGHT CONTROLS) WILL BE ADHERED

7. THE FINAL PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT, CASE #S2013006 8. 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.

9. PER THE "LAND SUBSIDENCE AND EARTH FISSURE INVESTIGATION - TASK 1" REPORT BY GEOLOGICAL CONSULTANTS INC., AND DATED APRIL 4, 2018, THERE ARE NO KNOWN OR SUSPECTED EARTH FISSURES ON THE PROPERTY. REFER TO REPORT FOR FURTHER SPECIFIC DETAILS.

10. OFFSITE DRAINAGE EASEMENTS HAVE BEEN RECORDED PER DOCUMENT 2016-0558095 & 2017-0210885, MCR. THE EASEMENTS ARE OWNED BY MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD") AND ARE FOR THE BENEFIT OF THE WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION.

11. 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). 12. ALL PUBLIC ROADS SHALL BE BUILT TO MARICOPA COUNTY DEPT OF TRANSPORTATION STANDARDS

13. 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.

14. EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE PRIMARY DWELLING UNIT. THE TOTAL NUMBER OF PRIMARY DWELLING UNITS SHALL BE 58. NO FURTHER LOT SPLITTING WILL BE ALLOWED.

15. 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 16. THIS SITE CONSISTS OF 58 LOTS. 4 TRACTS IN THE R1-6 RUPD ZONING DISTRICT.

17. 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.

18. 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

19. 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

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

20. THE NON-VEHICULAR MULTI-USE TRAIL IS WITHIN AND ALONG THE PERRYVILLE RIGHT OF WAY.

REGULATION	BASE ZONING DISTRICT REGULATION	EXISTING RUPD ZONING REGULATIONS
ZONING CASE #Z2005031		
MAX. HEIGHT	30' OR 2 STORIES	30' OR 2 STORIES
MIN. FRONT YARD	20'	20' (1)
MIN. SIDE YARD	5'	5'
MIN. STREET-SIDE YARD	10'	10'
MIN. REAR YARD	25'	15'
MIN. LOT AREA	6,000 SQ. FT.	6,000 SQ. FT.
MIN. LOT WIDTH	60'	53'
MIN. LOT AREA PER DWELLING UNIT (2)	6,000 SQ. FT.	6,500 SQ. FT.
MAX. LOT COVERAGE (3)	50%	50%
MIN. DISTANCE BETWEEN BUILDINGS	10'	10'
PARKING SPACES	2/DU	2/DU
MAX. PRIVACY WALL HEIGHT	6'	6' PRIVACY WALL OR FENCE W/MAX 7' COLUMNS OVER A MAX 3' RETAINING WALL
MAXIMUM HEIGHT OF SUBDIVISION MONUMENT	6'	10' PRIMARY 6'-8" SECONDARY
MAXIMUM SUBDIVISION SIGN AREA (SIGN AREA AS DEFINED BY MCZO 1408.1)	32 SQ. FT., 6' HIGH WITH THE BASE AT LEAST 1/2 THE WIDTH	70 SQ. FT. PRIMARY * 24 SQ. FT. SECONDARY * * INCLUDES LOGO

1. PER Z2016072, FRONT YARD SETBACK MAY BE REDUCED TO 10' FOR SIDE ENTRY GARAGES OR FORWARD LIVING SPACES. 2. LOT AREA PER D.H. = TOTAL AREA OF LOTS AND OPEN SPACES, EXCLUDING ALL PUBLIC AND PRIVATE STREETS, DIVIDED BY THE TOTAL NUMBER OF LOTS. 3. PER Z2016072.

# **UTILITY COMMITMENT TABLE**

WATER **SEWER** ELECTRIC **TELEPHONE** GAS CABLE TV POLICE FIRE REFUSE

IRRIGATION

EPCOR WATER LIBERTY WATER APS CENTURY LINK SOUTHWEST GAS COMPANY

COX COMMUNICATIONS MARICOPA COUNTY SHERIFF'S OFFICE BUCKEYE VALLEY FIRE DEPARTMENT WASTE MANAGEMENT SCHOOL DISTRICT

LITCHFIELD ELEMENTARY SCHOOL DISTRICT

MARICOPA WATER DISTRICT

1297097-4-1-1 andricf

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OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER ADRIAN FONTES 2018-0933546 12/20/18 02:46 BOOK 1430 PAGE 34 PAPER RECORDING

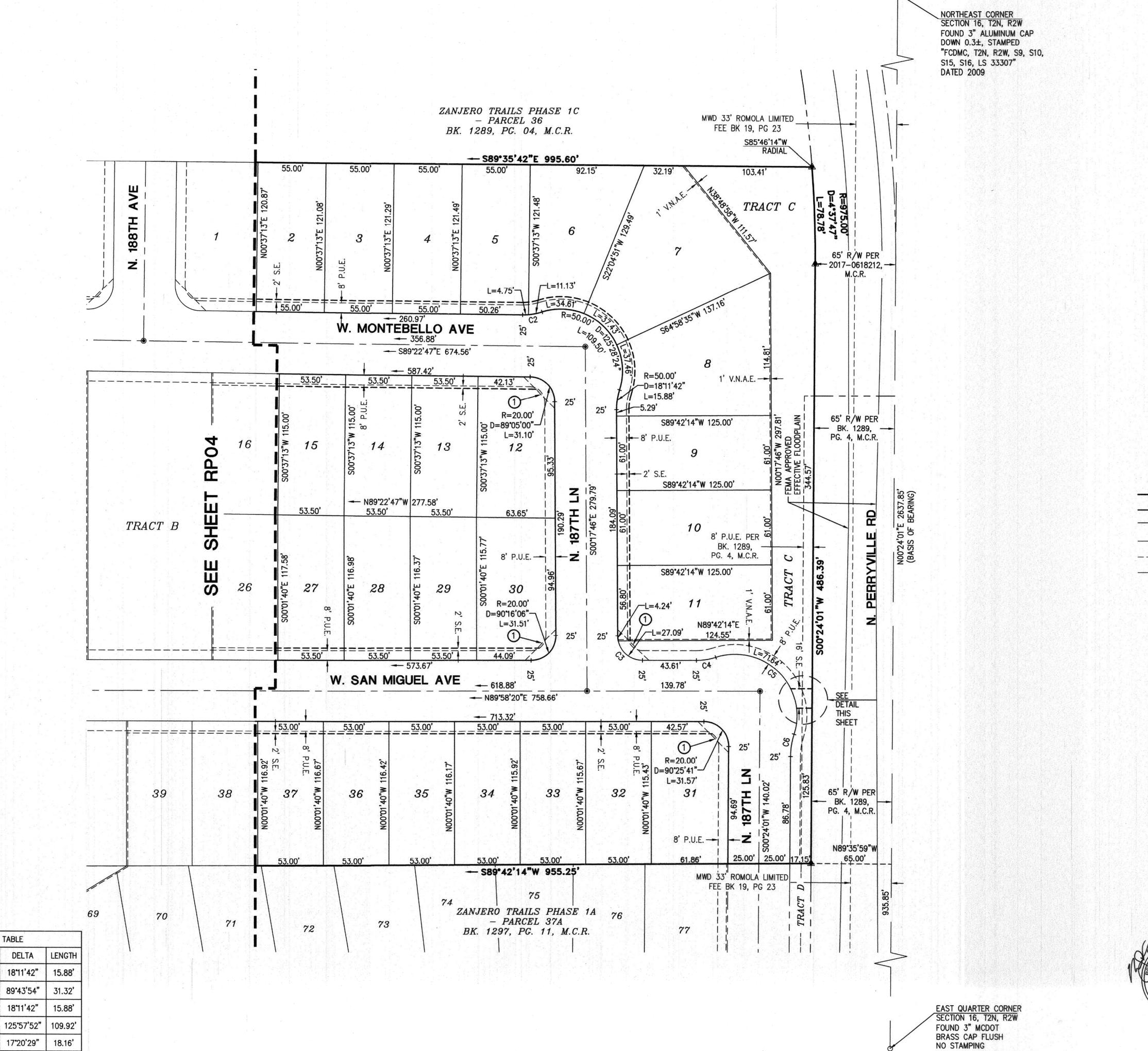
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DWG. NO.

**RP02** 

SHT. 2 OF 4



CURVE TABLE

1811'42"

89'43'54"

1811'42"

17°20'29" 18.16'

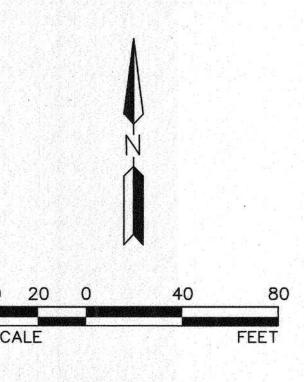
50.00

20.00

50.00

50.00

60.00



# **LEGEND**

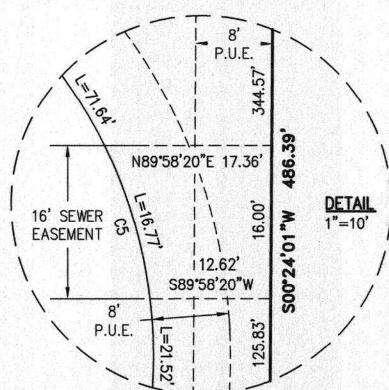
<b>A</b>	SET CORNER OF THIS PLAT WITH 1/2" REBAR MARKED RLS 37495 UNLESS OTHERWISE NOTED	
•	SET BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"	
0	FOUND MONUMENT AS NOTED	
L1	LINE TABLE NUMBER	
C1	CURVE TABLE NUMBER	
R/W	RIGHT-OF-WAY	
M.C.R.	MARICOPA COUNTY RECORDS	
P.U.E.	PUBLIC UTILITY EASEMENT	
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT	
SVT	SIGHT VISIBILITY TRIANGLE	
S.E.	S.E. SEWER EASEMENT	

FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY LAND SURVEYOR

25'x25' SIGHT VISIBILITY TRIANGLE EASEMENT PARCEL BOUNDARY

RIGHT-OF-WAY LINE LOT/TRACT LINE ---- EASEMENT LINE

SECTION LINE





OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
2018-0933546 12/20/18 02:46
BOOK 1430 PAGE 34 PAPER RECORDING

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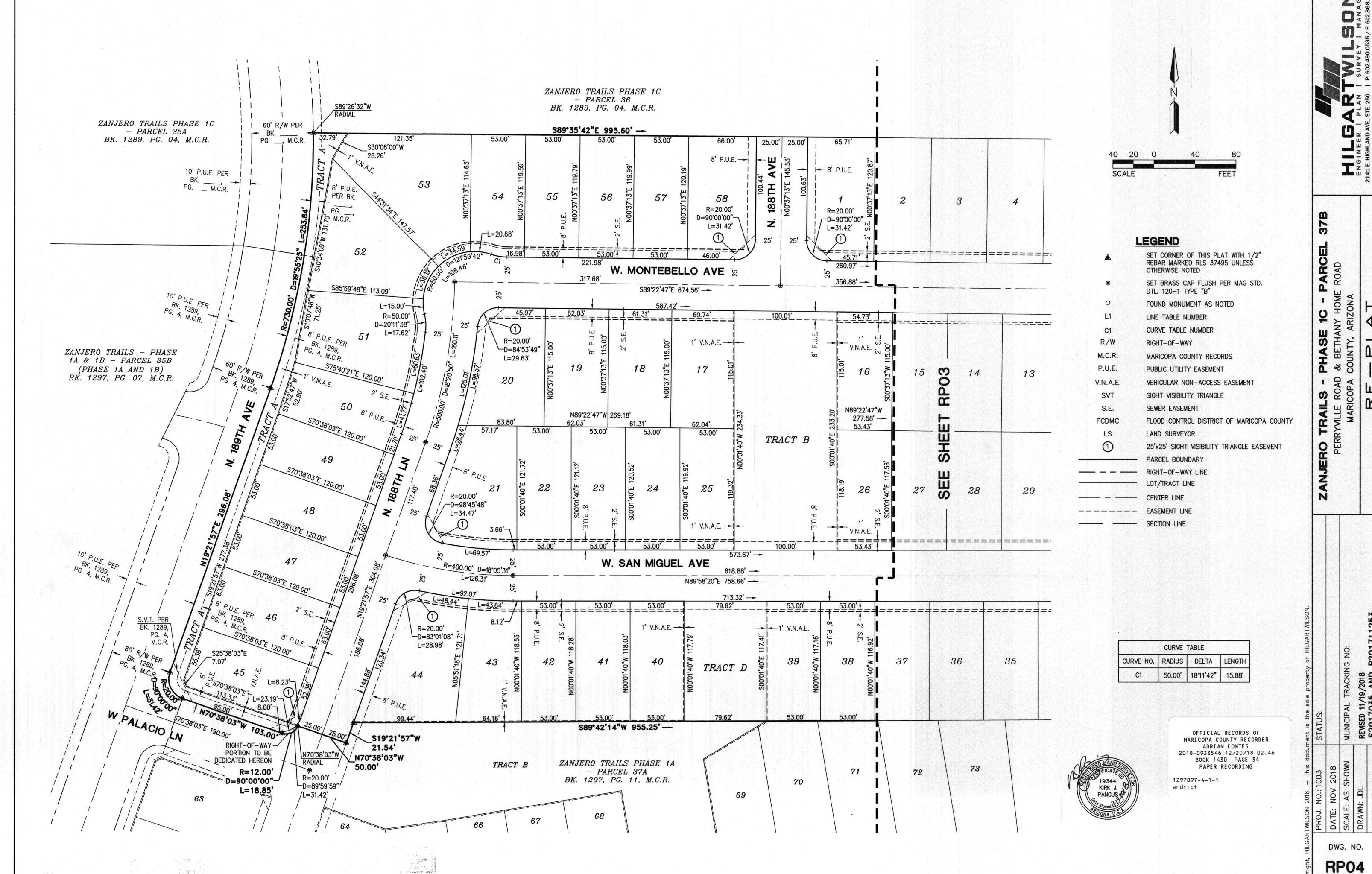
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RP03

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SHT. 4 OF 4

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