

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 "RE-PLAT OF PARCEL 35A - PHASE 2 OF RE-PLAT OF PARCELS 35A AND 36 OF ZANJERO TRAILS PHASE 1 INFRASTRUCTURE PLAT - ZANJERO TRAILS PHASE 1C", A RE-SUBDIVISION OF PARCEL 35A - PHASE 2, AS SHOWN ON THE INFRASTRUCTURE RE-PLAT OF ZANJERO TRAILS PHASE 1C, AS RECORDED IN BOOK 1430, PAGE 5, 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 RE-PLAT AS AND FOR THE RE-PLAT OF SAID "PARCEL 35A - PHASE 2 OF RE-PLAT OF PARCELS 35A AND 36 OF ZANJERO TRAILS PHASE 1 INFRASTRUCTURE PLAT - ZANJERO TRAILS PHASE 1C", AND HEREBY DECLARES THAT SAID RE-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.

TRACT "A" IS HEREBY DECLARED AS COMMON AREA 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 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 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.

MWD ACKNOWLEDGES MARICOPA COUNTY'S RIGHT TO USE THOSE PORTIONS OF THE LAND OVER ITS 20' LATERAL 12 EASEMENT THAT IS LOCATED WITHIN THE STREETS ON THIS PLAT AND DEDICATED TO THE USE OF THE PUBLIC. MWD SHALL BE REQUIRED TO OBTAIN ANY AND ALL REQUIRED MARICOPA COUNTY RIGHT-OF-WAY PERMITS FOR WORK TO BE CONDUCTED WITHIN THE STREETS IDENTIFIED ON THIS PLAT AND DEDICATED TO THE USE OF THE PUBLIC.

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 27th DAY OF February 2019.

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

BY: AD
ITS: AUTHORIZED AGENT

ACKNOWLEDGMENT

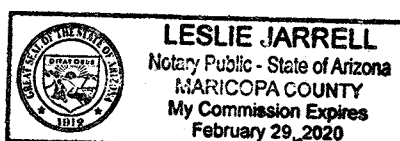
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS, THE 27 DAY OF February 2019, BEFORE ME THE UNDERSIGNED NOTARY, Glen Vorthems 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:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

Leslie Jarrell
NOTARY PUBLIC



February 29, 2020
MY COMMISSION EXPIRES

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
2019-0254228 04/11/19 10:27
BOOK 1452 PAGE 37
PAPER RECORDING

0384097-4-1-1
prices

WINDROSE AT ZANJERO TRAILS COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION Jeremy 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 Johnson

ITS: President

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 28th DAY OF February 2019, 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, 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

2/28/19
DATE

3/14/2021
MY COMMISSION EXPIRES



RE-PLAT OF PARCEL 35A - PHASE 2 OF RE-PLAT OF PARCELS 35A AND 36 OF ZANJERO TRAILS PHASE 1 INFRASTRUCTURE PLAT - ZANJERO TRAILS PHASE 1C MARICOPA COUNTY, ARIZONA

A RE-PLAT OF A PORTION OF PARCEL 35A - PHASE 2, AS SHOWN ON THE INFRASTRUCTURE RE-PLAT AS RECORDED IN BOOK 1430, PAGE 05, 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 #S2018014 & B201802573.

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 _____ DAY OF _____ 2019.

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 SUPERVISOR

ATTEST:

BY: Glen Vorthems

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

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 502-28-593.

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:

DEPUTY COUNTY TREASURER

BENCHMARK

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)
ELEVATION=1084.96 FEET

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

SHEET INDEX

RP01 COVER SHEET
RP02 NOTES, LOT/TRACT AREA TABLE, LOT SETBACK DETAIL, SHEET INDEX MAP
RP03-RP04 RE-PLAT

BASIS OF BEARING

BASIS OF BEARING IS N00°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.

LEGAL DESCRIPTION

PARCEL 35A PHASE 2 AS SHOWN ON THE INFRASTRUCTURE RE-PLAT OF ZANJERO TRAILS PHASE 1 AS RECORDED IN BOOK 1289, PAGE 04, 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 10th DAY OF April, 2019.

BY: Bill Galt

CHAIRMAN

ATTEST: Fran McCarroll

CLERK OF THE BOARD

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. FLOOD HAZARD ZONE X IS DEFINED AS:

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.

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

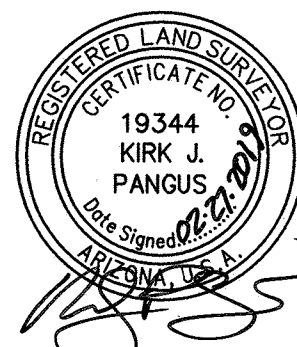
THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY. CERTIFICATE NO. 27-701005.0000

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.

BY:
KIRK J. PANGUS, RLS
RLS# 37495
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
kpangus@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.

C:\Users\J\Bord\Desktop\1003-PHIC-P35A-PH2-RP01.dwg 2/27/2019 9:44 AM

© Copyright, HILGARTWILSON 2019 - This document is the sole property of HILGARTWILSON.

STATUS:

PROJ. NO.: 1003

DATE: FEB 2019

SCALE: AS SHOWN

DRAWN: GS/JDL

APPROVED: KJP

MUNICIPAL TRACKING NO:

REVISED 11/19/2018

S2018014 AND B201802573

DWG. NO.

RP01

SHT. 1 OF 4

ZANJERO TRAILS - PHASE 1C - PARCEL 35A - PHASE 2

PERRYVILLE ROAD & BETHANY HOME ROAD

MARICOPA COUNTY, ARIZONA

RE-PLAT

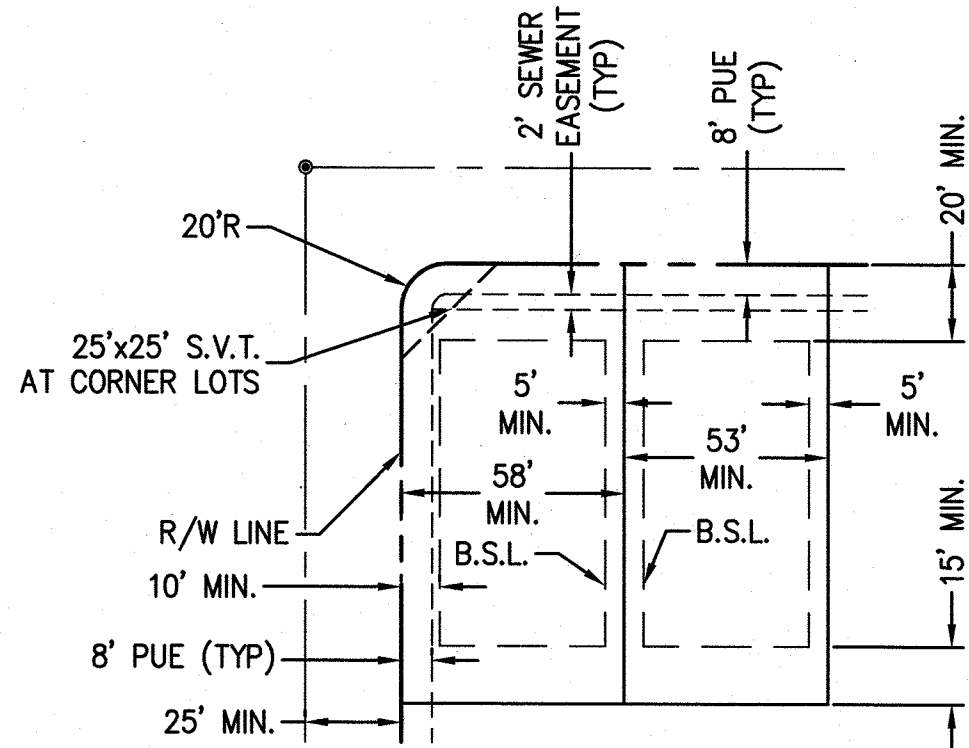
HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016
www.hilgartwilson.com

LOT TABLE				LOT TABLE			
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT WIDTH (FT)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT WIDTH (FT)
LOT : 1	9714	0.223	67.31	LOT : 26	9292	0.213	81.05
LOT : 2	8966	0.206	58.00	LOT : 27	8050	0.185	70.00
LOT : 3	8503	0.195	58.00	LOT : 28	8350	0.192	70.15
LOT : 4	12210	0.280	89.63	LOT : 29	9250	0.212	80.00
LOT : 5	12005	0.276	58.00	LOT : 30	6982	0.160	58.00
LOT : 6	10900	0.250	58.00	LOT : 31	6981	0.160	58.00
LOT : 7	13539	0.311	58.00	LOT : 32	6981	0.160	58.00
LOT : 8	8134	0.187	60.00	LOT : 33	6981	0.160	58.00
LOT : 9	7627	0.175	59.12	LOT : 34	6980	0.160	58.00
LOT : 10	7633	0.175	58.40	LOT : 35	8315	0.191	74.00
LOT : 11	9524	0.219	74.22	LOT : 36	7714	0.177	68.54
LOT : 12	8542	0.196	67.89	LOT : 37	7756	0.178	68.54
LOT : 13	8106	0.186	63.00	LOT : 38	8063	0.185	69.98
LOT : 14	7802	0.179	63.00	LOT : 39	7216	0.166	62.00
LOT : 15	7925	0.182	63.00	LOT : 40	7216	0.166	62.00
LOT : 16	13294	0.305	98.04	LOT : 41	7216	0.166	62.00
LOT : 17	10710	0.246	96.25	LOT : 42	7216	0.166	62.00
LOT : 18	8305	0.191	73.21	LOT : 43	7216	0.166	62.00
LOT : 19	8203	0.188	68.00	LOT : 44	8945	0.205	75.83
LOT : 20	9648	0.221	68.00				
LOT : 21	10177	0.234	67.38				
LOT : 22	16362	0.376	79.86				
LOT : 23	14889	0.342	79.55				
LOT : 24	12811	0.294	66.47				
LOT : 25	9226	0.212	70.07				

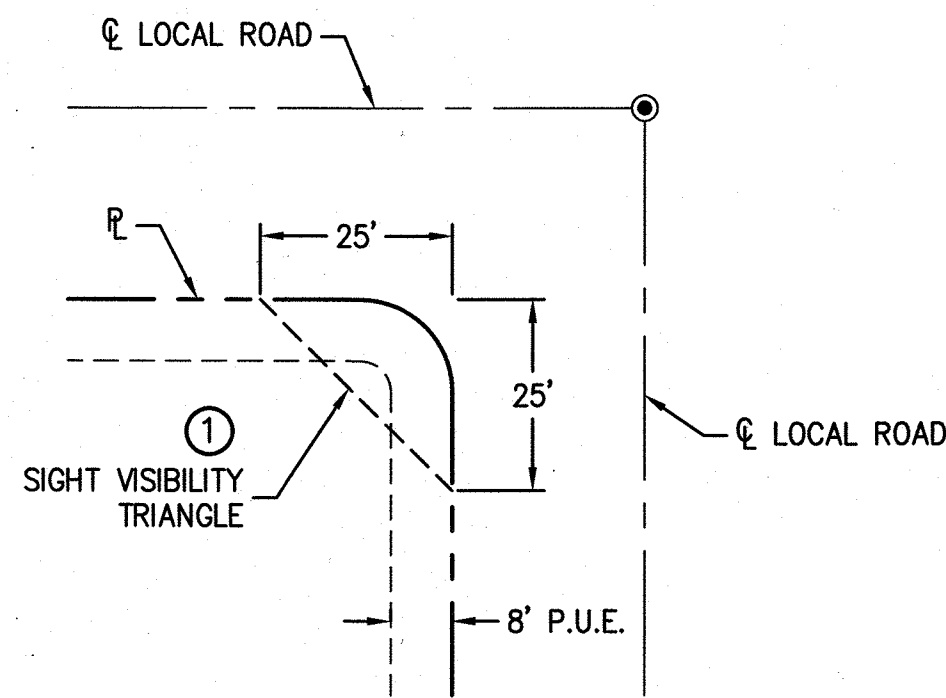
TOTAL LOT AREA = 401,476 SQ. FT OR 9.2166 ACRES

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
2019-0254228 04/11/19 10:27
BOOK 1452 PAGE 37
PAPER RECORDING

0384097-4-1-1
prices

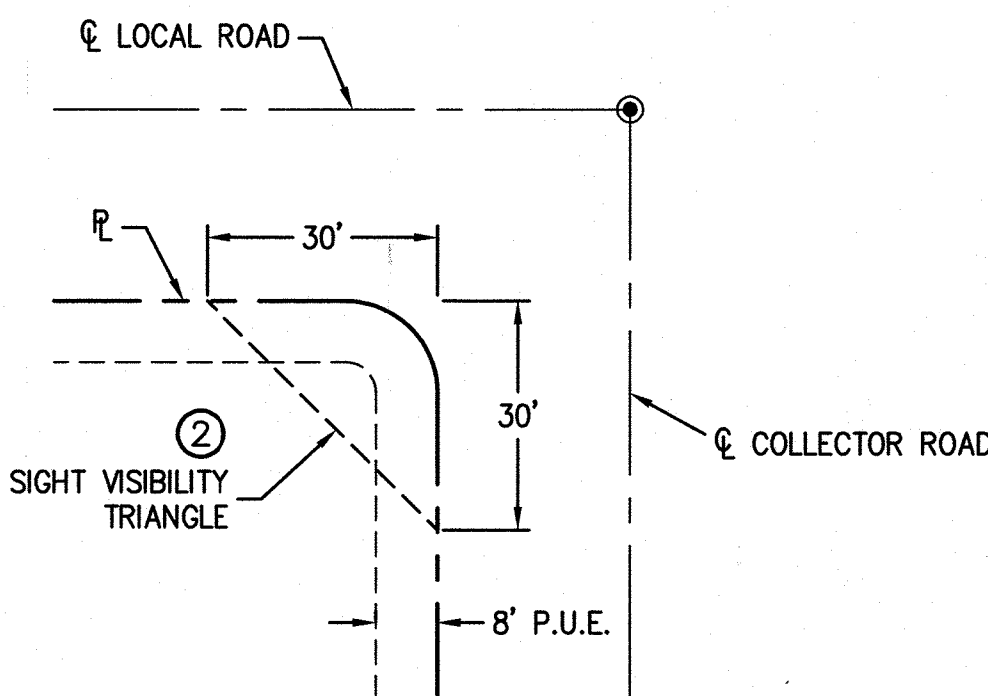


TYPICAL BUILDING SETBACK DETAIL R1-6 RUPD
N.T.S.



SIGHT VISIBILITY TRIANGLE
N.T.S.

NOTE:
DETAIL PERTAINS TO ALL LOCAL
UNCONTROLLED INTERSECTIONS



SIGHT VISIBILITY TRIANGLE
N.T.S.

NOTE:
DETAIL PERTAINS TO INTERSECTION OF
LOCAL ROAD WITH COLLECTOR ROAD

TRACT TABLE			
TRACT	SQ.FT.	AREA (ACRES)	USE
TRACT A	58,111	1.3340	COMMON AREA, DRAINAGE AND RETENTION

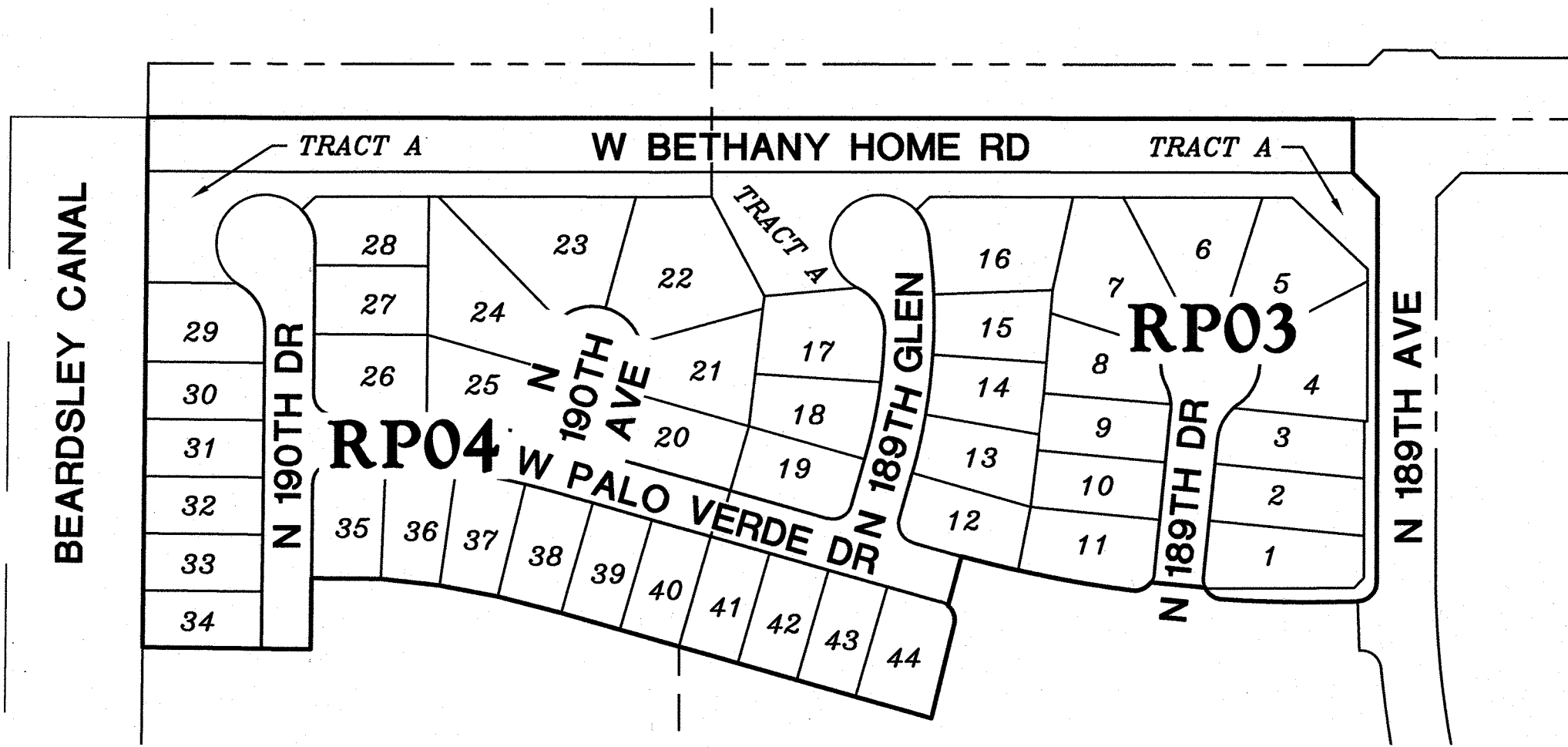
1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. THE USES SHOWN IN THE TRACT TABLE ABOVE DO NOT INTEND TO GRANT EASEMENTS THAT ARE BLANKET IN NATURE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

TOTAL COMMON AREA = 57,958 SQ. FT OR 1.3305 ACRES

TRACT AREA = 58,111 SQ. FT. 1.3340 ACRES
LOT AREA = 401,476 SQ. FT. 9.2166 ACRES
RIGHT-OF-WAY = 176,068 SQ. FT. 4.0420 ACRES
GROSS AREA = 635,655 SQ. FT. 14.5926 ACRES (NET = GROSS MINUS RIGHT-OF-WAYS)
NET AREA = 459,587 SQ. FT. 10.5507 ACRES

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 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



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.
- 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 #S2013006.
- 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" 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.
- 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.
- 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 44, 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 44 LOTS, 1 TRACT 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, INC. ENTRY FOR MAINTENANCE SHALL BE ACCOMPLISHED IN ACCORDANCE WITH MARICOPA COUNTY'S RIGHT-OF-WAY PERMIT PROCESS.
- 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 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

R1-6 RUPD DEVELOPMENT STANDARDS COMPARISON		
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

- PER Z2016072, FRONT YARD SETBACK MAY BE REDUCED TO 10' FOR SIDE ENTRY GARAGES OR FORWARD LIVING SPACES.
- 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.
- PER Z2016072.

UTILITY COMMITMENT TABLE

WATER	EPCOR WATER
SEWER	LIBERTY WATER
ELECTRIC	APS
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY
CABLE TV	COX COMMUNICATIONS
POLICE	MARICOPA COUNTY SHERIFF'S OFFICE
FIRE	BUCKEYE VALLEY FIRE DEPARTMENT
REFUSE	WASTE MANAGEMENT
SCHOOL DISTRICT	LITCHFIELD ELEMENTARY SCHOOL DISTRICT
IRRIGATION	MARICOPA WATER DISTRICT



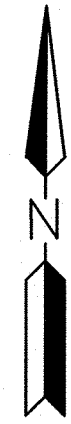
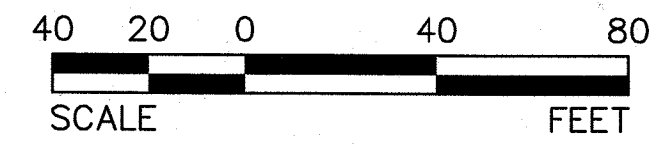
© Copyright, HILGARTWILSON 2019 - This document is the sole property of HILGARTWILSON.

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE. STE. 250 | P. 602.490.0635 / F. 602.368.2436
www.hilgartwilson.com

ZANJERO TRAILS - PHASE 1C - PARCEL 35A - PHASE 2
PERRYVILLE ROAD & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA
RE-PLAT

PROJ. NO.: 1003
DATE: FEB 2019
SCALE: AS SHOWN
DRAWN: GS/JDL
APPROVED: KJP
MUNICIPAL TRACKING NO:
REVISED 11/19/2018
S2018014 AND B201802573
DWG. NO.
RP02
SHT. 2 OF 4

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
2019-0254228 04/11/19 10:27
BOOK 1452 PAGE 37
PAPER RECORDING
0384097-4-1-1
prices



NORTHEAST CORNER OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 2 WEST,
FOUND 3" ALUMINUM CAP DOWN 0.3±
STAMPED "FCDMC, T2N, R2W, S9, S10,
S15, S16, LS 33307" DATED 2009

LEGEND

- ▲ 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"
- 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
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- S.E. SEWER EASEMENT
- FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
- LS LAND SURVEYOR
- ① 25'x25' SIGHT VISIBILITY TRIANGLE EASEMENT
- PARCEL BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - LOT/TRACT LINE
- - - CENTER LINE
- - - EASEMENT LINE
- - - SECTION LINE

CURVE TABLE				LINE TABLE		
CURVE NO.	RADIUS	DELTA	LENGTH	LINE NO.	DIRECTION	LENGTH
C1	1030.00'	0°35'24"	10.61'	L1	S44°55'08"E	35.35'
C2	20.00'	88°32'16"	30.91'			
C3	1400.00'	1°03'00"	25.66'			
C4	50.00'	49°27'30"	43.16'			
C5	50.00'	261°14'48"	227.98'			
C6	50.00'	31°47'18"	27.74'			
C7	20.00'	90°00'00"	31.42'			
C8	50.00'	235°09'00"	205.21'			
C9	50.00'	65°05'56"	56.81'			
C10	20.00'	90°00'00"	31.42'			
C20	1375.00'	1°04'32"	25.20'			
C21	20.00'	27°30'23"	9.60'			
C22	20.00'	29°33'48"	10.32'			
C23	20.00'	29°09'37"	10.18'			
C24	1425.00'	0°43'26"	16.89'			

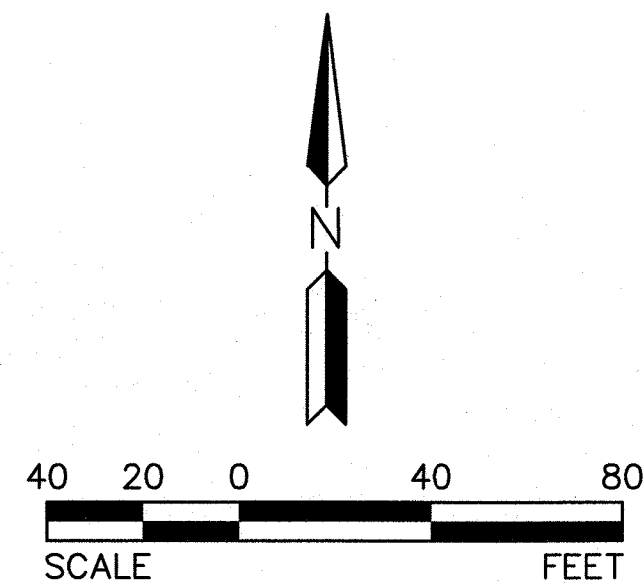


INFRASTRUCTURE RE-PLAT
OF ZANJERO TRAILS PHASE 1
BK. 1430, PG. 22, M.C.R.

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

ZANJERO TRAILS - PHASE 1C - PARCEL 35A - PHASE 2
PERRYVILLE ROAD & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA
RE-PLAT

Copyright, HILGARTWILSON 2019 - This document is the sole property of HILGARTWILSON.
PROJ. NO.: 1003
DATE: FEB 2019
SCALE: AS SHOWN
DRAWN: GS/JDL
APPROVED: KJP
STATUS:
MUNICIPAL TRACKING NO.:
REVISED 11/19/2018
S2018014 AND B201802573
DWG. NO.
RP03
SHT. 3 OF 4



LEGEND

- ▲ 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"
- 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
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- S.E. SEWER EASEMENT
- FCDMC FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
- LS LAND SURVEYOR
- ① 25'x25' SIGHT VISIBILITY TRIANGLE EASEMENT
- PARCEL BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - LOT/TRACT LINE
- - - CENTER LINE
- - - EASEMENT LINE
- - - SECTION LINE

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C11	20.00'	90°00'00"	31.42'
C12	50.00'	41°24'35"	36.14'
C13	50.00'	262°49'09"	229.35'
C14	50.00'	41°24'35"	36.14'
C15	20.00'	86°45'18"	30.28'
C16	20.00'	90°00'00"	31.42'
C17	50.00'	240°00'00"	209.44'
C18	50.00'	60°00'00"	52.36'
C19	20.00'	90°00'00"	31.42'



NORTH QUARTER CORNER OF
SECTION 16, TOWNSHIP 2 NORTH,
RANGE 2 WEST, FOUND 3"
MARICOPA COUNTY DEPARTMENT
OF TRANSPORTATION BRASS CAP
DOWN 0.2± STAMPED "S9, S16,
29891" DATED 2003

BEARDSLEY CANAL

MWD 75' BEARDSLEY
CANAL FEE TITLE
AND ROW
BK. 14, PG. 35;
BK. 24, PG. 3;
FEDERAL GRANT 06629,
BK. 404, PG. 595-596;
BK. 584, PG. 18

CENTER OF SECTION 16,
TOWNSHIP 2 NORTH,
RANGE 2 WEST,
FOUND 3/4" REBAR
DOWN 0.4±

INFRASTRUCTURE RE-PLAT
OF ZANJERO TRAILS PHASE 1
BK. 1430, PG. 22, M.C.R.

ZANJERO TRAILS - PHASE 1C - PARCEL 35A - PHASE 2

PERRYVILLE ROAD & BETHANY HOME ROAD
MARICOPA COUNTY, ARIZONA

RE-PLAT

PROJ. NO.: 1003

DATE: FEB 2019

SCALE: AS SHOWN

DRAWN: GS/JDL

APPROVED: KJP

STATUS:

MUNICIPAL TRACKING NO:

REVISED 11/19/2018

S2018014 AND B201802573

DWG. NO.
RP04

SHT. 4 OF 4