

El Rancho SantaRosa Planned Area Development Standards				
ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM YARD SETBACKS	MINIMUM BUILDING HEIGHT
CR-3 PAD	5000 S.F.	45'	FRONT/SIDE/REAR 10'/5'/20'	STORIES/FEET 2/30'

### LIEN HOLDER'S RATIFICATION

DENNIS JOHNSON HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF PINAL }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF \_\_\_\_\_, AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SMD ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.  
BY: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
DATE MY COMMISSION EXPIRES: \_\_\_\_\_

### LIEN HOLDER'S RATIFICATION

WATER PRO, INC. HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF \_\_\_\_\_, OF WATER PRO, INC., AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SMD ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.  
BY: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
DATE MY COMMISSION EXPIRES: \_\_\_\_\_

### LIEN HOLDER'S RATIFICATION

MEHREZ HOLDINGS, INC. A UTAH CORPORATION HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF \_\_\_\_\_ }

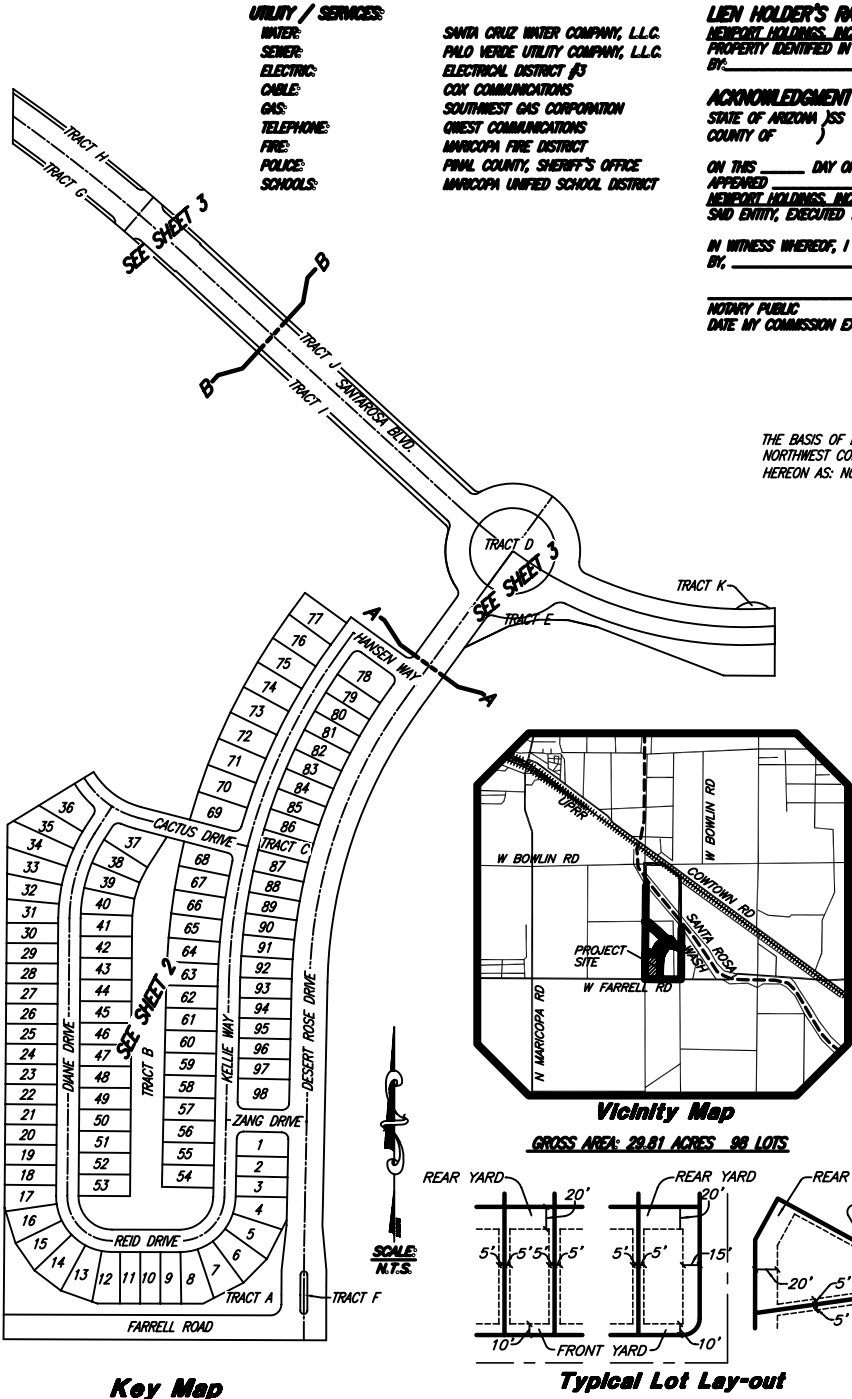
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF MEHREZ HOLDINGS, INC. A UTAH CORPORATION, AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SMD ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.  
BY: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
DATE MY COMMISSION EXPIRES: \_\_\_\_\_

### Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 35, T.4S., R.3E., GLA AND SALT RIVER MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°26'58"E



## FINAL PLAT of EL RANCHO SANTAROSA SUBDIVISION UNIT 1

PART OF THE WEST HALF OF SECTION 35, T.4S., R.3E. OF THE GLA AND SALT RIVER MERIDIAN  
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

### APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

BY: \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2004, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS, EXISTING, ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO SUBSTANTIATE THE SURVEY TO BE RETRACED.

ROBERT D. KUNZ  
ARIZONA REGISTERED  
LAND SURVEYOR, #40789

### NOTES

- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER COMPANY, L.L.C. WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SMD COMPANY AS EVIDENCED BY THE SANTA CRUZ WATER COMPANY, L.L.C. WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
- TRACTS A, B, C, D, E, & F ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE EL RANCHO SANTAROSA HOMEOWNER'S ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.
- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF EL RANCHO SANTAROSA HOMEOWNER'S ASSOCIATION.
- ALL WORK WITHIN THE PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO THE PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC., AS APPROVED UNDER THE APPLICABLE ZONE CHANGE AND/OR PLANNED AREA DEVELOPMENT.
- THIS SUBDIVISION IS SUBJECT TO AN AGRICULTURAL SPRAY EASEMENT THAT WILL BE RECORDED IN CONJUNCTION WITH THE FINAL PLAT RECORDATION FOR THIS SUBDIVISION.
- NO SCHOOL OR DAY CARE CENTERS SHALL BE LOCATED WITHIN 1/4 MILE OF LAND IN AGRICULTURAL PRODUCTION REQUIRING AERIAL SPRAYING.
- "THE EL RANCHO SANTAROSA HOMEOWNER'S ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION WILL BE FORMED AND THE COAR'S WILL BE RECORDED IN CONJUNCTION WITH THE FINAL PLAT RECORDATION FOR THIS SUBDIVISION."

### LIEN HOLDER'S RATIFICATION

TRUSTEE INVESTMENT GRUPE LOANS HOLDS A LIEN ON THE REAL PROPERTY IDENTIFIED IN THIS PLAT BY A DEED OF TRUST AND DOES HEREBY RATIFY THIS PLAT BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF \_\_\_\_\_ }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF TRUSTEE INVESTMENT GRUPE LOANS, AND THAT BEING AUTHORIZED SO TO DO ON BEHALF OF SMD ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF, I HAVE HERE TO SET MY HAND AND OFFICIAL SEAL.  
BY: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
DATE MY COMMISSION EXPIRES: \_\_\_\_\_

ENGINEER/SURVEYOR:  
REEVE & ASSOCIATES, INC.  
4155 S. HARRISON BLVD. SUITE 310  
ODEN, UTAH 84403  
PHONE: (801) 821-3100  
FAX: (801) 821-2888  
CONTACT: ROBERT D. KUNZ

### OWNER/DEVELOPER:

MODENA MEADOWS, L.L.C.  
3780 CANYONMOUNT RIDGE  
SANDY, UTAH 84082  
PHONE: (801) 706-5155  
FAX: (801) 773-0283  
CONTACT: KENT HOGGAN

STATE OF ARIZONA }  
COUNTY OF PINAL }  
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN CHARGE:  
DATE: \_\_\_\_\_  
FEE NO.: \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.  
LAUREN DEM-LYLE, PINAL COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

### DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW BY ALL MEN THESE PRESENTS:  
MODENA MEADOWS, L.L.C. AS OWNER HAS SUBDIVIDED UNDER THE NAME OF EL RANCHO SANTAROSA SUBDIVISION UNIT 1 LOCATED IN THE WEST HALF OF SECTION 35, T.4S., R.3E. OF THE GLA AND SALT RIVER MERIDIAN, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS, AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY.

MODENA MEADOWS, L.L.C. IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THEREOF; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. MODENA MEADOWS, L.L.C. HEREBY WARRANTS TO CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET, 21'x21' AT LOCAL TO LOCAL INTERSECTIONS AND 35'x35' AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET.

AS DESIGNATED ON THIS PLAT, ONE FOOT WIDE NEGATIVE EASEMENTS PROHIBITING VEHICULAR INGRESS AND EGRESS ARE HEREBY DEDICATED TO THE PUBLIC UPON ALL LOTS ADJACENT TO DRAINAGE EASEMENTS, TRACTS, OR FACILITIES AND/OR ADJACENT TO ARTERIAL OR COLLECTOR STREETS.

NON-EXCLUSIVE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, ACROSS, AND THROUGH TRACTS A, B, C, D, E, & F, AND THOSE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE DRAINAGE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE DRAINAGE USE. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE EL RANCHO SANTAROSA HOMEOWNER'S ASSOCIATION. SHOULD THE ASSOCIATION NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, THE GOVERNING ENTITY HAVING JURISDICTION OVER THE AREA IN WHICH THE DRAINAGE EASEMENTS ARE LOCATED, AT ITS DISCRETION, MAY ENTER UPON AND MAINTAIN THE DRAINAGE EASEMENTS, AND CHARGE THE HOMEOWNER'S ASSOCIATION THE COST OF THE MAINTENANCE. ALL OTHER EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS, AND THROUGH TRACTS A, B, C, D, E, & F, AND THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, AND TELECOMMUNICATIONS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

MODENA MEADOWS, L.L.C., AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

MODENA MEADOWS, L.L.C.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF PINAL }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DANIEL MEHR, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE MANAGER OF MODENA MEADOWS, L.L.C., AND BEING AUTHORIZED TO DO SO ON BEHALF OF SMD ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

### ASSURANCES

ASSURANCE IN THE FORM OF A BOND HAS BEEN SUBMITTED TO THE CITY OF MARICOPA WITH THIS PLAT TO GUARANTEE INSTALLATION OF REQUIRED INFRASTRUCTURE.

JOB NO.: 4587-01 SURVEYOR: R. KUNZ  
DATE: 05-03-2004 DRAFTER: N. JOHNSON  
SCALE: 1"=80' CHECKED:  
REVISIONS:



**REEVE & ASSOCIATES, INC.**

Civil Engineering • Structural Engineering  
Surveying • Land Planning • Landscape Architecture  
EXECUTIVE BLDG., 4155 S. HARRISON BLVD. #310  
ODEN, UTAH 84403  
(801) 821-3100 FAX (801) 821-2888

SHEET  
1 OF 4