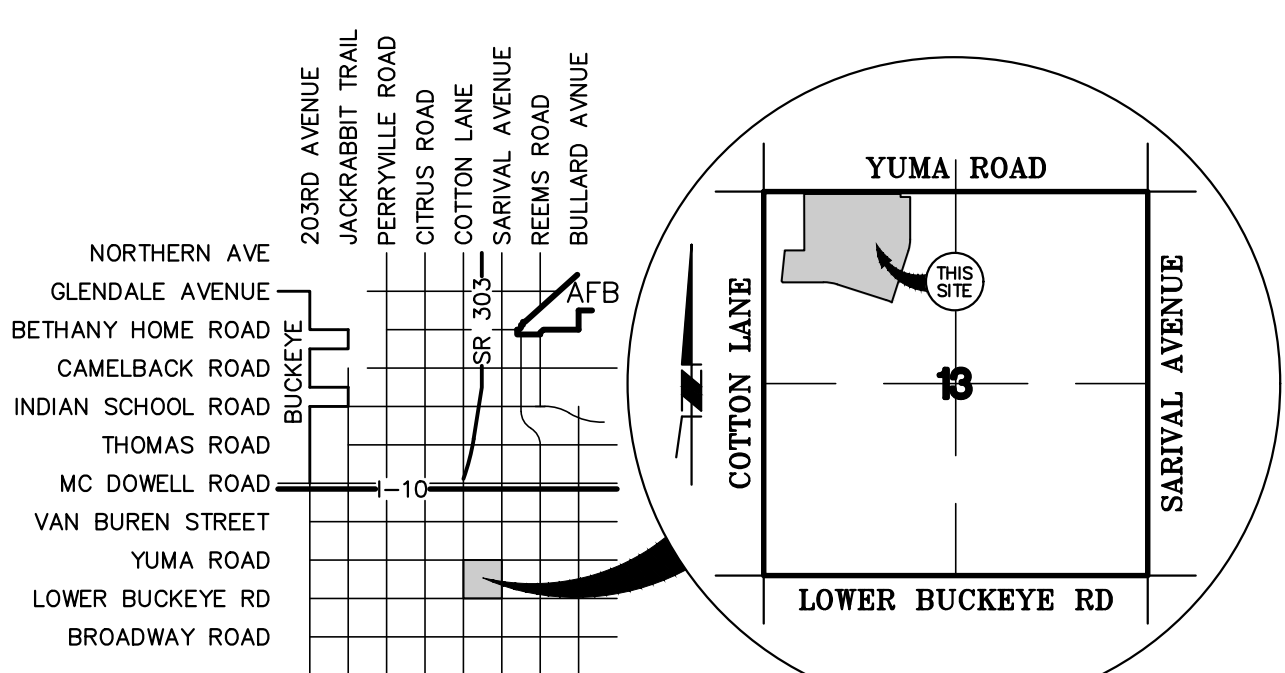
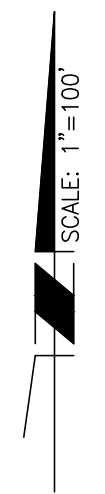
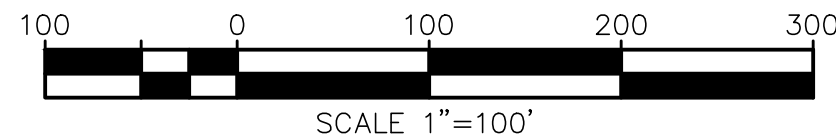




VICINITY MAP
N.T.S.

PRELIMINARY PLAT
FOR
DEROSIER RANCH
AT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER

MKC BUILDERS CORPORATION
CONTACT: CAMERON COOKE
255 E. OSBORN ROAD
PHOENIX, ARIZONA 85012
PHONE: (602) 200-8252
FAX (602) 200-8253

ENGINEER

CARDNO, INC.
DANIEL J. POTTINGER, P.E.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000
FAX (602) 977-8099

SHEET INDEX

- | | |
|-----|-------------------|
| 1 | COVER SHEET |
| 2 | NOTES & DETAILS |
| 3-5 | PRELIMINARY PLAT |
| 6 | TRACTS LAYOUT |
| 7 | LEGAL DESCRIPTION |

BASIS OF BEARING

BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, ALSO BEING THE CENTERLINE OF YUMA ROAD USING A BEARING OF N 89°44'58" W. PER THE PLAT OF "G.D.A.C.S.", AS RECORDED IN BOOK 638 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND BRASS CAP IN HAND HOLE LOCATED AT COTTON LANE AND VAN BUREN STREET. CITY OF GOODYEAR ELEVATION=989.40'

FOUND BRASS CAP IN HAND HOLE LOCATED IN SARVIVAL AVENUE AND A 1/2 MILE NORTH OF LOWER BUCKEYE ROAD. CITY OF GOODYEAR BENCHMARK C316. NAVD88 ELEVATION=959.58.

FLOOD ZONE

ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2145L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 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 100-YEAR FLOOD."

PHASING STATEMENT

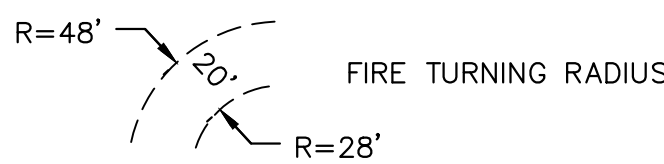
THE DEROSIER RANCH SUBDIVISION PLANS TO PHASE THE IMPROVEMENTS INTO FOUR PHASES, WHICH INCLUDES A MODEL PHASE.

HOA STATEMENT

THE DEROSIER RANCH SUBDIVISION PLANS TO HAVE AN HOA.

LEGEND

- | | |
|----------|-----------------------------|
| 8"W | PROPOSED WATER |
| ⊗ | PROPOSED FIRE HYDRANT |
| ⊕ | PROPOSED WATER VALVE |
| 8"S | PROPOSED SEWER |
| ○ | PROPOSED SEWER MANHOLE |
| ● | PROPOSED SEWER CLEANOUT |
| EX 8"W | EXISTING WATER |
| ⊗ | EXISTING WATER VALVE |
| ⊕ | EXISTING FIRE HYDRANT |
| EX 12"RW | EXISTING RECLAIMED WATER |
| EX 8"S | EXISTING SEWER |
| ○ | EXISTING SEWER MANHOLE |
| 1002 | EXISTING CONTOURS |
| VNAE | VEHICLE NON-ACCESS EASEMENT |
| --- | PARCEL BOUNDARY |
| --- | RIGHT-OF-WAY |
| --- | SHEET BOUNDARY |
| --- | PHASE LINE |
| ← | STREET DRAINAGE |
| → | PROPOSED SEWER FLOW |
| PUE | PUBLIC UTILITY EASEMENT |
| UBE | USE & BENEFIT EASEMENT |
| MFR | MULTI-FAMILY RESIDENTIAL |
| ▢ | GARAGE |



LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	17°50'05"	500.00	155.64	78.45
C2	8°51'18"	530.00	81.91	41.04
C3	17°51'07"	630.00	196.29	98.95
L1	S0°12'50"W	--	33.00	--
L2	N0°49'46"E	--	75.00	--
L3	S41°48'16"E	--	20.08	--
L4	S89°44'58"E	--	131.70	--

EXISTING ZONING	PAD
GROSS AREA	45.51 AC
NUMBER OF LOTS	109
MINIMUM LOT SIZE	2,800 SF
AVERAGE LOT SIZE	3,545 SF
PASSIVE OPEN SPACE	0.45 AC
ACTIVE OPEN SPACE	6.20 AC
TOTAL OPEN PERCENTAGE	26.28%



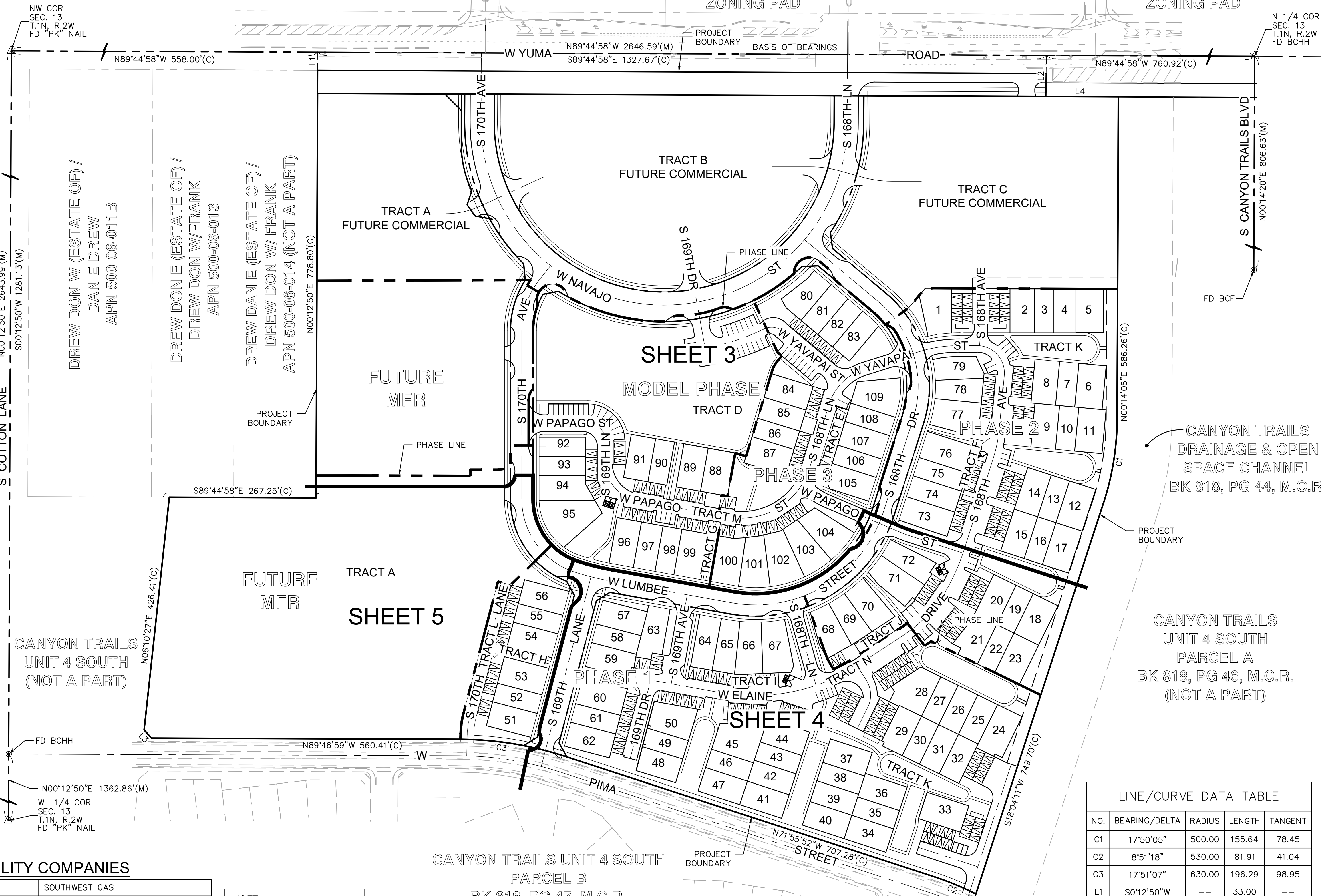
UTILITY COMPANIES

GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE	CENTURYLINK
CATV	COX COMMUNICATIONS
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR

NOTE:

FUTURE MULTI-FAMILY RESIDENTIAL IS SHOWN FOR REFERENCE ONLY. A SEPARATE SITE PLAN WILL BE PREPARED FOR THE MULTI-FAMILY RESIDENTIAL.

KEY MAP



PRELIMINARY PLAT
DEROSIER RANCH
MKC BUILDER CORPORATION
GOODYEAR, AZ

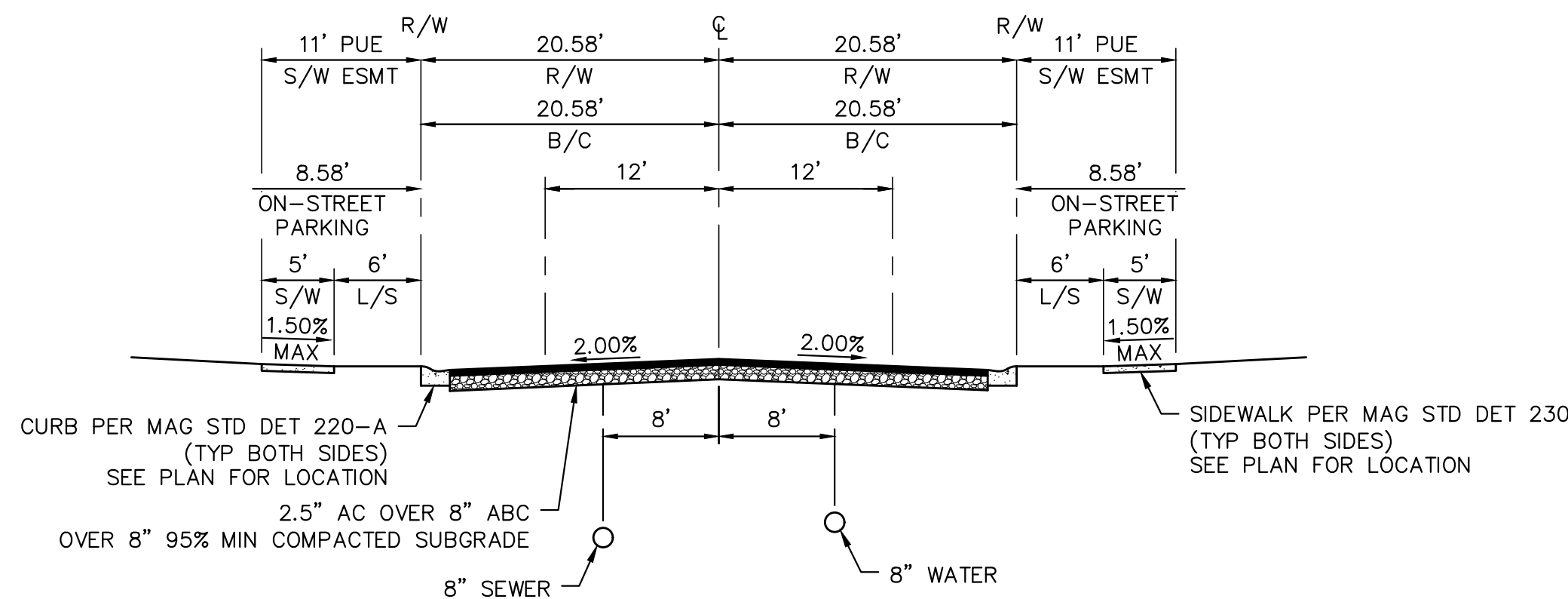
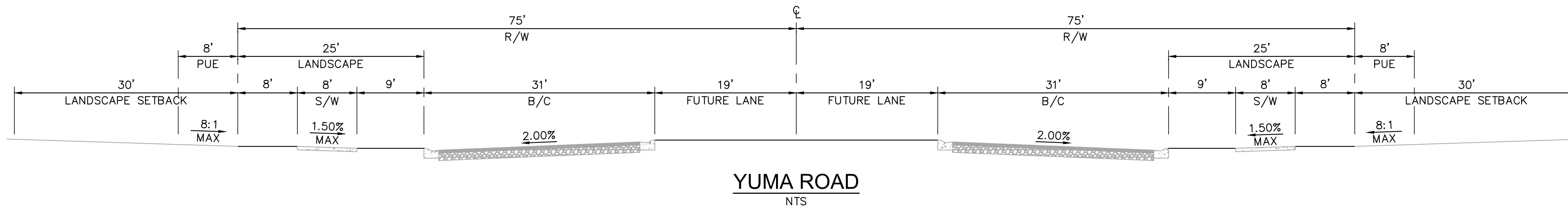
#	DATE	DESCRIPTION



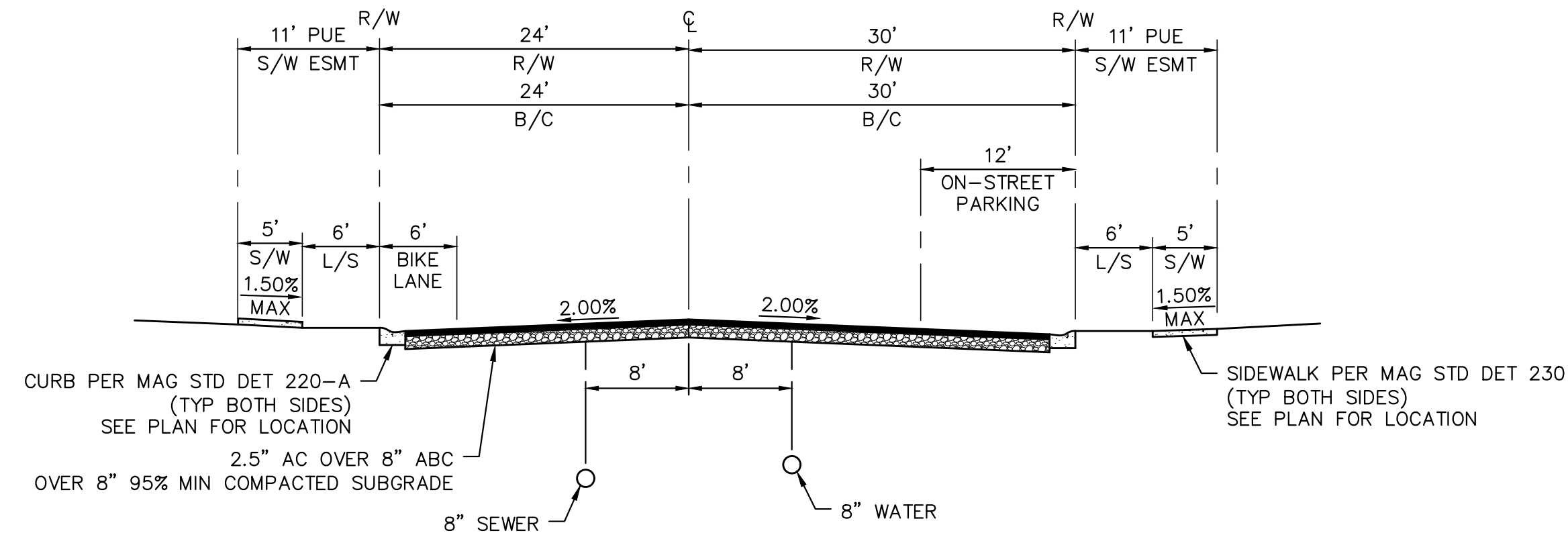
DATE	APR/2019
DRAWN	LPJ
DESIGNED	TTT
CHECKED	DJP
PROJECT #	4171348000

SHEET TITLE
COVER SHEET

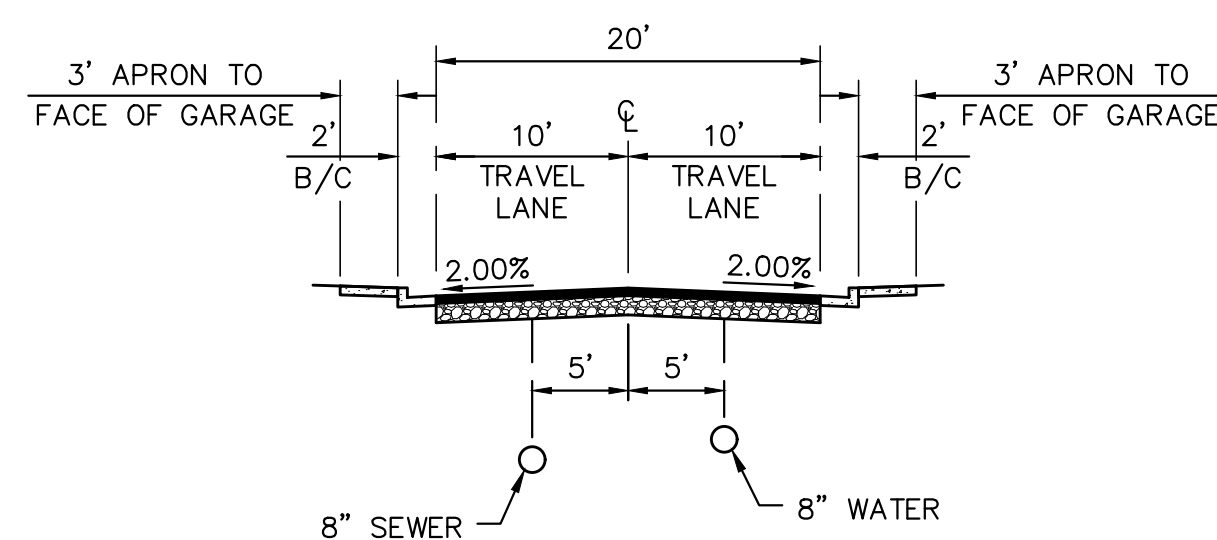
SHEET NUMBER
1
OF 7 SHEETS



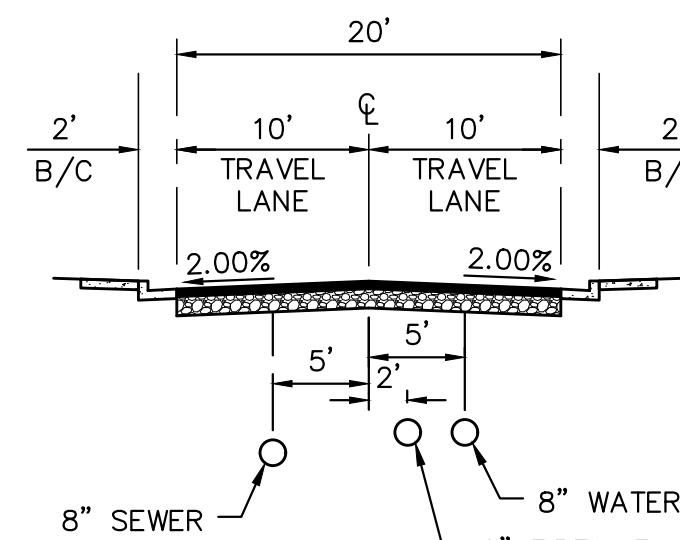
RESIDENTIAL LOCAL STREET W/ PARKING
NTS



COMMERCIAL LOCAL STREET W/ PARKING
NTS



RESIDENTIAL LANE
NTS



COMMERCIAL LANE
NTS

LOT SIZE SUMMARY

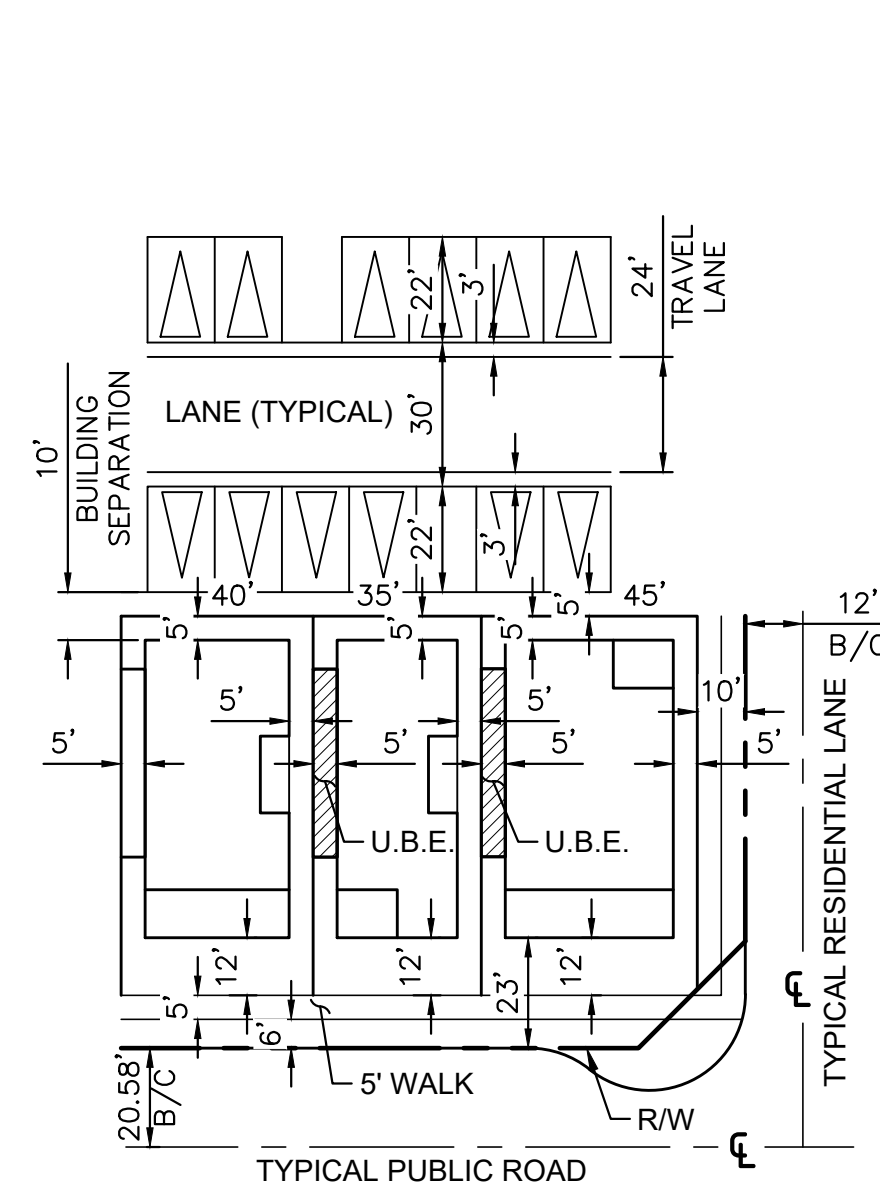
CATEGORY	LOT SIZE	LOT YIELD
SFR	35' X 80'	35 UNITS
SFR	40' X 80'	27 UNITS
SFR	45' X 80'	47 UNITS

DEVELOPMENT STANDARDS

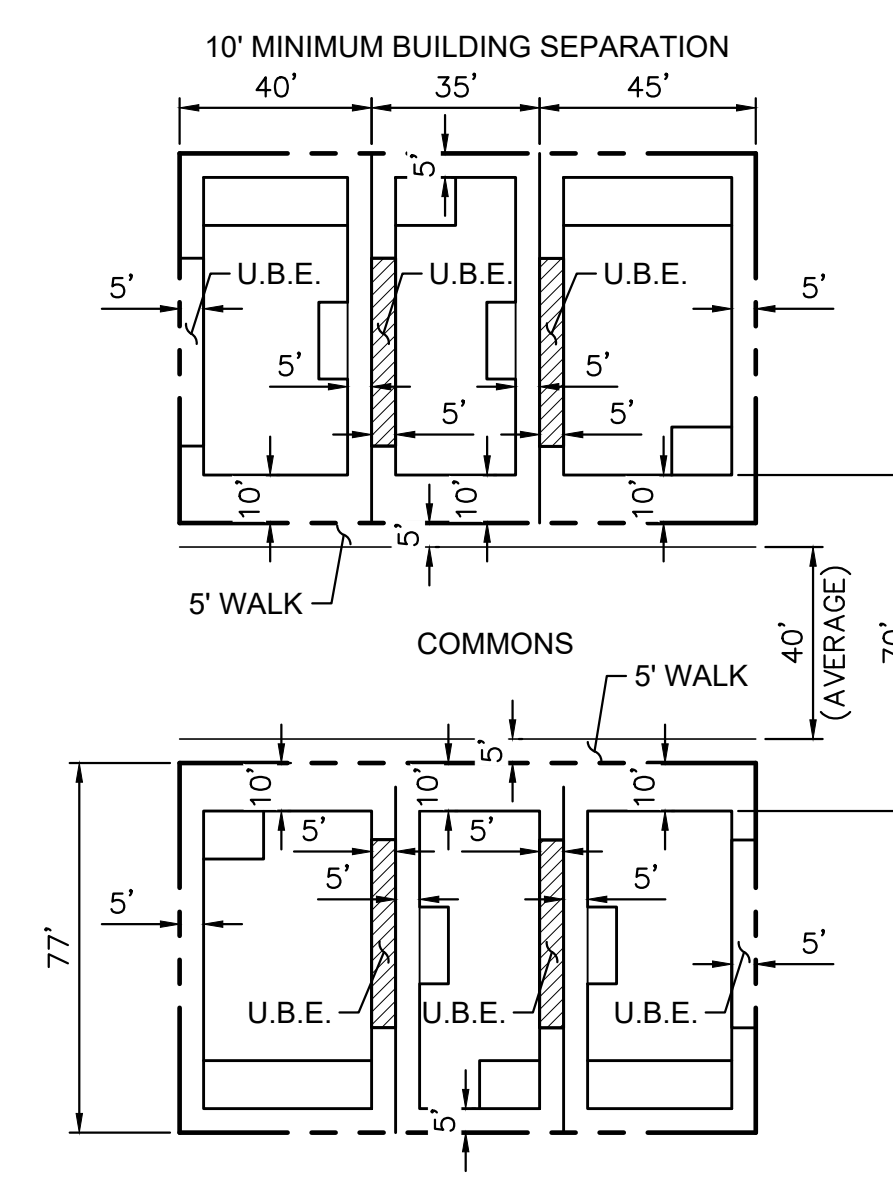
LOT CATEGORY	PAD
LOT WIDTH	35' TO 45'
HOME WIDTH	25' TO 35'
FRONT SETBACK	10'
SIDE SETBACK*	5' & 5' (10' MIN SEPARATION BETWEEN BUILDING ON ADJACENT LOTS)
STREET SIDE SETBACK	10'
REAR SETBACK	5'

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE	OWNER & MAINTENANCE
A	519,893	11.94	FUTURE COMMERCIAL/SEWER/PUE	HOA
B	181,099	4.16	FUTURE COMMERCIAL/PUE	HOA
C	170,330	3.91	FUTURE COMMERCIAL/PUE	HOA
D	132,095	3.03	LANDSCAPE/RETENTION/PUE/CONDOMINIUM	HOA
E	10,069	0.23	LANDSCAPE/PUE	HOA
F	15,201	0.34	LANDSCAPE/PUE	HOA
G	31,342	0.72	LANDSCAPE/PUE/SEWER/CONDOMINIUM	HOA
H	15,212	0.35	LANDSCAPE/SEWER ESMT/PUE	HOA
I	10,108	0.23	LANDSCAPE/PUE	HOA
J	14,829	0.33	LANDSCAPE/PUE	HOA
K	200,074	4.59	LANDSCAPE/SEWER/PUE/WATER/EMERGENCY SERVICES/CONDOMINIUM	HOA
L	7,038	0.16	PRIVATE RIGHT-OF-WAY/EMERGENCY ACCESS/WATER/SEWER/PUE	HOA
M	31,825	0.73	PRIVATE RIGHT-OF-WAY/EMERGENCY ACCESS/WATER/SEWER/PUE	HOA
N	49,044	1.12	PRIVATE RIGHT-OF-WAY/EMERGENCY ACCESS/WATER/SEWER/PUE	HOA



TYPICAL LOT CONFIGURATION



TYPICAL COMMON AREA CONFIGURATION

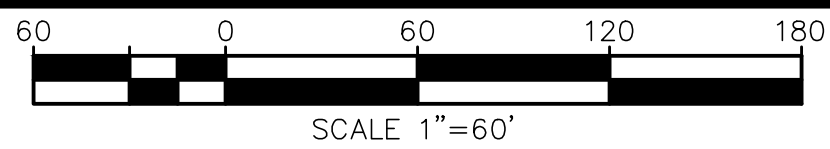


NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				
DEROSIER RANCH PRELIMINARY PLAT				
 Cardno Shaping the Future				
PHOENIX 19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027 TEL: (602) 977-8000 FAX: (602) 977-8099 www.cardno.com				
		LAYOUT TTT DRAFTED LPJ CHECKED DJP		
DRAWING SCALE(S) N.T.S.		PLAN DATE APR/2019		
PROJECT NUMBER 417134800		SHEET NO. 2 OF 7 SHEETS		

NOTE: ROADWAYS AND TRACT BOUNDARIES ARE DEFINED ON SHEET 6

CANYON TRAILS TOWN CENTER
BK 938, PG 22, M.C.R.
ZONING PAD

CANYON TRAILS
UNIT 3 PARCEL W/J
BK 687, PG 38, M.C.R.
ZONING PAD



LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C29	9°48'37"	100.00	17.12	8.58
C30	5°18'19"	100.00	9.26	4.63
C31	9°12'01"	273.00	43.84	21.97
C32	11°55'26"	231.58	48.19	24.18
C33	8°14'24"	231.58	33.30	16.68
C34	9°27'00"	231.58	38.20	19.14
C35	9°21'31"	230.00	37.57	18.83
C36	22°53'37"	168.42	67.30	34.10
C37	17°26'31"	213.42	64.97	32.74
C38	15°27'55"	213.42	57.61	28.98
C39	17°36'00"	213.42	65.56	33.04
C40	15°27'15"	213.42	57.57	28.96
C41	1°54'56"	213.42	7.13	3.57
C42	0°58'18"	468.42	7.94	3.97
C43	53°23'06"	107.88	100.52	54.24
L1	N0°12'50"E	--	778.80	--
L2	S89°44'58"E	--	1327.31	--
L3	S0°49'46"W	--	42.00	--
L4	N89°44'58"W	--	131.70	--
L5	N0°14'06"E	--	586.26	--
L6	N18°04'11"E	--	749.70	--
L7	N0°15'02"E	--	124.49	--
L8	S0°15'02"W	--	124.49	--
L9	S38°20'44"W	--	32.30	--
L10	S0°00'00"E	--	307.09	--
L11	S0°00'00"E	--	138.67	--
L12	S0°00'00"E	--	168.43	--
L13	N90°00'00"W	--	119.58	--
L14	N0°00'00"E	--	39.24	--
L15	N79°48'10"W	--	169.48	--
L16	S16°58'00"W	--	119.59	--
L17	S72°40'12"W	--	91.76	--
L18	S72°40'12"W	--	10.67	--
L19	N90°00'00"E	--	31.65	--
L20	S5°22'10"W	--	97.83	--
L21	S17°40'34"W	--	176.37	--
L22	S10°16'17"E	--	85.00	--
L23	S49°55'46"E	--	110.84	--
L24	N45°55'16"W	--	18.53	--
L25	N50°01'13"W	--	176.81	--
L26	N17°40'34"E	--	175.32	--
L27	S57°05'39"E	--	36.19	--
L28	S66°54'15"E	--	104.64	--
L29	N5°18'19"E	--	22.70	--
L30	N0°00'00"E	--	63.37	--

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	17°50'05"	500.00	155.64	78.45
C2	24°47'09"	333.50	144.27	73.28
C3	75°44'10"	333.50	440.83	259.32

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C31	9°12'01"	273.00	43.84	21.97
C32	11°55'26"	231.58	48.19	24.18
C33	8°14'24"	231.58	33.30	16.68
C34	9°27'00"	231.58	38.20	19.14
C35	9°21'31"	230.00	37.57	18.83
C36	22°53'37"	168.42	67.30	34.10
C37	17°26'31"	213.42	64.97	32.74

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C38	15°27'55"	213.42	57.61	28.98
C39	17°36'00"	213.42	65.56	33.04
C40	15°27'15"	213.42	57.57	28.96
C41	1°54'56"	213.42	7.13	3.57
C42	0°58'18"	468.42	7.94	3.97
C43	53°23'06"	107.88	100.52	54.24

DREW DANE (ESTATE OF) / DREW DON WFRANK
APN 500-06-014 (NOT A PART)

MATCH

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C4	27°07'08"	333.50	157.85	80.43
C5	48°37'02"	333.50	282.98	150.64
C6	64°11'41"	333.50	373.66	209.18
C7	39°44'56"	333.50	231.37	120.56
C8	24°26'45"	333.50	142.29	72.24
C9	15°17'00"	333.50	88.96	44.75
C10	38°20'44"	150.00	100.39	52.16
C11	90°00'00"	33.00	51.84	33.00
C12	79°48'10"	70.00	97.50	58.53
C13	83°13'50"	130.00	188.84	115.48
C14	67°17'29"	130.00	152.68	86.52
C15	15°56'21"	130.00	36.16	18.20

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C16	55°42'12"	100.00	97.22	52.84
C17	39°55'11"	100.00	69.67	36.32
C18	15°47'01"	100.00	27.55	13.86
C19	17°19'48"	250.00	75.62	38.10
C20	95°22'10"	50.00	83.23	54.92
C21	5°18'19"	50.00	4.63	2.32

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C22	90°03'51"	50.00	78.60	50.06
C23	12°18'24"	250.00	53.70	26.95

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C24	15°16'54"	418.50	111.62	56.14
C25	4°00'30"	250.00	17.49	8.75
C26	32°40'12"	200.00	114.04	58.62
C27	35°00'22"	200.00	122.19	63.07
C28	5°30'40"	245.00	23.57	11.79



PHOENIX
19621 N. 23RD DR., STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

LAYOUT TTT DRAFTED LPJ CHECKED DJP

DRAWING SCALE(S)

1" = 60'

PLAN DATE

APR/2019

PROJECT NUMBER

417134800

SHEET NO.

3

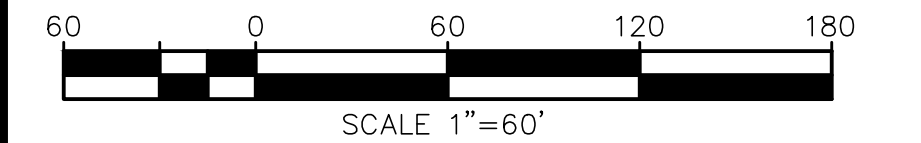
OF 7 SHEETS

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NOTE: ROADWAYS AND TRACT BOUNDARIES ARE DEFINED
ON SHEET 6



CANYON TRAILS UNIT 4 SOUTH
PARCEL B
BK 818, PG 47, M.C.R.
(NOT A PART)



LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	8°51'18"	530.00	81.91	41.04
C2	17°51'07"	630.00	196.29	98.95
C3	72°19'20"	139.46	176.03	101.92
C4	7°25'20"	500.00	64.77	32.43
C5	77°00'12"	245.00	329.27	194.89
C6	25°53'55"	245.00	110.74	56.33
C7	51°06'16"	245.00	218.53	117.13
C8	5°30'40"	245.00	23.57	11.79
C9	5°05'45"	250.00	22.23	11.12
C10	43°38'14"	350.00	266.56	140.12
C11	28°57'34"	350.00	176.90	90.38
C12	14°40'39"	350.00	89.66	45.08
C13	13°37'40"	350.00	83.25	41.82
C14	1°03'00"	350.00	6.41	3.21
C15	30°25'14"	250.00	132.73	67.97
C16	8°27'24"	350.00	51.66	25.88
C17	7°29'41"	350.00	45.78	22.92
C18	0°57'43"	350.00	5.88	2.94
C19	58°31'47"	50.00	51.08	28.02
C20	3°18'04"	500.00	28.81	14.41
C21	4°07'17"	500.00	35.96	17.99
L1	N18°04'11"E	--	749.70	--
L2	S71°55'52"E	--	707.28	--
L3	S72°23'15"E	--	1.19	--
L4	S79°48'35"E	--	224.80	--
L5	S79°48'35"E	--	142.54	--
L6	S79°48'35"E	--	82.26	--
L7	S66°54'15"E	--	104.64	--
L8	S66°54'15"E	--	38.88	--
L9	S72°00'00"E	--	101.03	--
L10	N14°39'47"E	--	357.39	--
L11	S10°11'25"W	--	164.82	--
L12	S15°42'30"E	--	161.92	--
L13	S79°48'35"E	--	71.62	--
L14	S79°48'35"E	--	33.63	--
L15	S79°48'35"E	--	128.53	--
L16	S79°48'35"E	--	90.53	--
L17	S56°33'12"W	--	94.82	--
L18	S26°07'58"W	--	9.57	--
L19	S17°40'34"W	--	176.37	--
L20	S14°39'47"W	--	147.75	--
L21	N32°23'49"W	--	31.51	--
L22	N26°07'58"E	--	43.92	--

NO.	BY	DESCRIPTION	APP'D	DATE

DESCRIPTION	
R E V I S I O N S	

DEROSIER RANCH
PRELIMINARY PLAT

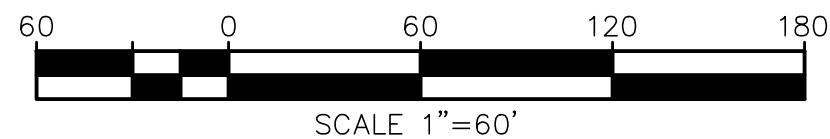
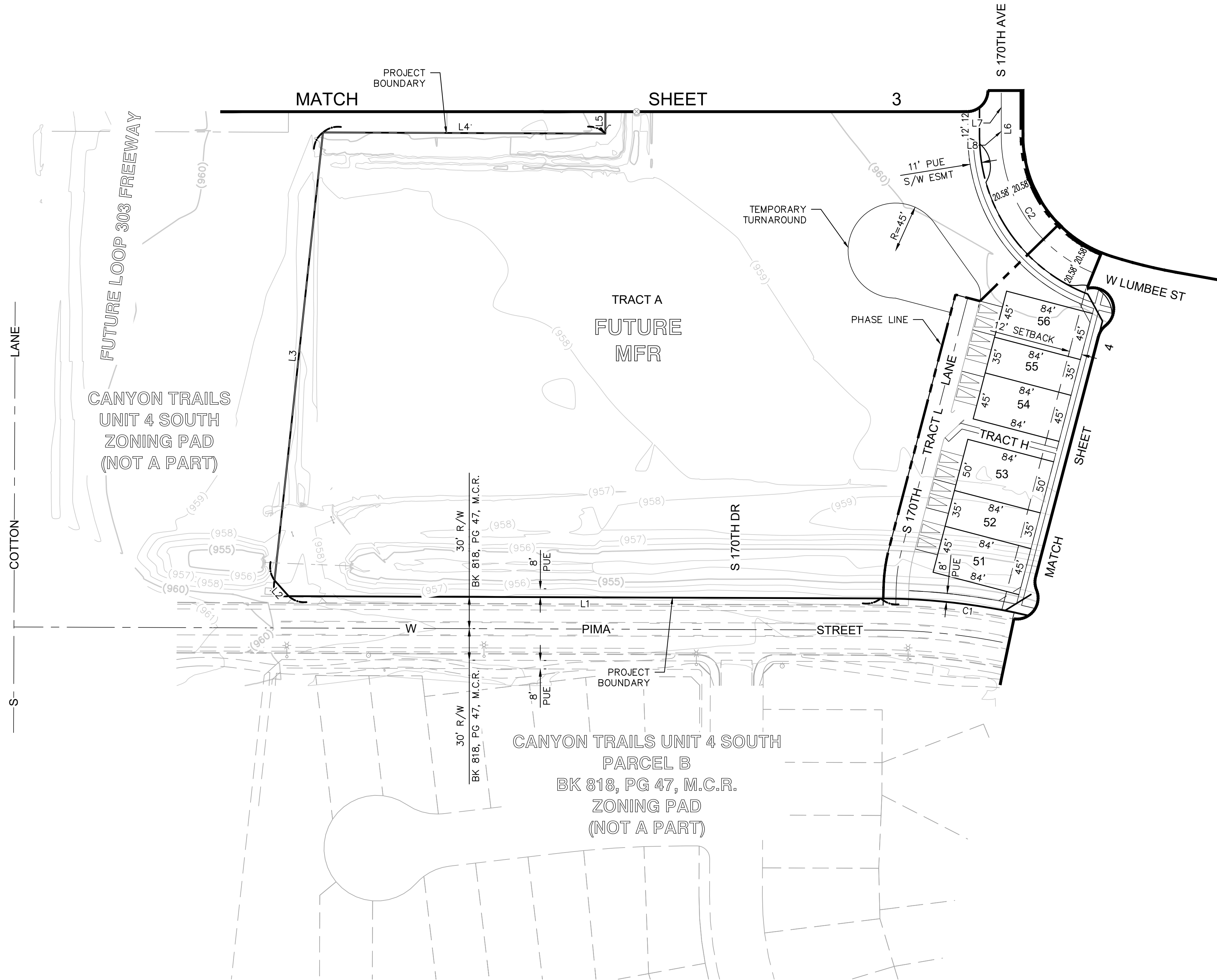
LAYOUT TTT	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S) 1" = 60'		
PLAN DATE APR/2019 PROJECT NUMBER 417134800		SHEET NO. 4 OF 7 SHEETS

Call at least two full working days before you begin excavation.

ARIZONA 811
Arizona Blue Stakes, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5323) in Maricopa County; (602) 263-1111 in Pinal County.

NOTE: ROADWAYS AND TRACT BOUNDARIES ARE DEFINED ON SHEET 6



SCALE: 1"=60'

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	17°51'07"	630.00	196.29	98.95
C2	72°19'20"	139.46	176.03	101.92
L1	S89°46'59"E	--	560.41	--
L2	S41°48'16"E	--	20.08	--
L3	N6°10'27"E	--	426.41	--
L4	N89°44'58"W	--	267.25	--
L5	N0°12'50"E	--	778.80	--
L6	S0°00'00"E	--	322.20	--
L7	S0°00'00"E	--	310.86	--
L8	S0°00'00"E	--	11.33	--

NO.	BY	DESCRIPTION	APP'D	DATE
-----	----	-------------	-------	------

REVISIONS

DEROSIER RANCH
PRELIMINARY PLAT

Cardno PHOENIX
19621 N. 23RD DR., STE. 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com



LAYOUT TTT DRAFTED LPJ CHECKED DJP

DRAWING SCALE(S)

1"= 60'

PLAN DATE

APR/2019

PROJECT NUMBER

417134800

SHEET NO.

5

OF 7 SHEETS

Call at least two full working days
before you begin excavation.
ARIZONA811
Arizona One Strike, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 255-1100

W:\4171348000\Drawings\11M-005.dwg User: ussey 6/3/19 4:56:44 PM



80080160240

SCALE 1"=80'

SCALE: 1"=80'

LEGEND

TRACT L

TRACT M

TRACT N

CANYON TRAILS
UNIT 4 SOUTH
PARCEL A
(NOT A PART)

CANYON TRAILS UNIT 4 SOUTH
PARCEL B
(NOT A PART)

NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				
DEROSIER RANCH PRELIMINARY PLAT				
		PHOENIX 19621 N. 23RD DR., STE 150, PHOENIX, AZ 85027 TEL: (602) 977-8000 FAX: (602) 977-8099 www.cardno.com		
	LAYOUT TTT	DRAFTED LPJ	CHECKED DJP	
	DRAWING SCALE(S) 1"= 80'		SHEET NO. 6	
	PLAN DATE APR/2019		PROJECT NUMBER 417134800	



LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER BEARS NORTH 89°44'58" WEST 2646.59 FEET AS THE BASIS OF BEARINGS;

THENCE NORTH 89°44'58" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 760.92 FEET TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF WEST YUMA ROAD AS SHOWN ON THE FINAL PLAT OF CANYON TRAILS UNIT 4 SOUTH AS RECORDED IN BOOK 818 OF MAPS, PAGE 44 OF OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG THE SUBDIVISION BOUNDARY LINES OF SAID FINAL PLAT OF CANYON TRAILS UNIT 4 SOUTH THE FOLLOWING 11 COURSES:

SOUTH 00°49'46" WEST, 75.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY;
SOUTH 89°44'58" EAST, 131.70 FEET TO THE NORTHWEST CORNER OF TRACT B;
SOUTH 00°14'06" WEST, 586.26 FEET TO A CORNER OF SAID TRACT B BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 89°45'54" WEST 500.00 FEET AND A CENTRAL ANGLE OF 17°50'05";
ALONG THE ARC OF SAID CURVE TO THE RIGHT, 155.64 FEET TO A CORNER OF SAID TRACT B;
SOUTH 18°04'11" WEST, 749.70 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST PIMA STREET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 26°55'26" WEST 530.00 FEET AND A CENTRAL ANGLE OF 08°51'18";
ALONG THE ARC OF SAID CURVE TO THE LEFT, 81.91 FEET TO A CORNER ON SAID NORTH RIGHT-OF-WAY LINE;
NORTH 71°55'52" WEST, 707.28 FEET TO A CORNER ON SAID NORTH RIGHT-OF-WAY LINE, SAID CORNER ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 18°04'08" WEST 630.00 FEET AND A CENTRAL ANGLE OF 17°51'07";
ALONG THE ARC OF SAID CURVE TO THE LEFT, 196.29 FEET TO A CORNER ON SAID NORTH RIGHT-OF-WAY LINE;
NORTH 89°46'59" WEST, 560.41 FEET TO A CORNER ON SAID NORTH RIGHT-OF-WAY LINE;
NORTH 41°48'16" WEST, 20.08 FEET TO A CORNER ON THE EAST RIGHT-OF-WAY LINE OF SOUTH COTTON LANE;
NORTH 06°10'27" EAST, 426.41 FEET TO THE NORTHEAST CORNER OF THE RIGHT-OF-WAY OF SOUTH COTTON LANE, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2011-0964783 OF SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID SUBDIVISION BOUNDARY LINES, SOUTH 89°44' 58" EAST ALONG SAID SOUTH LINE, 117.25 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2011-0964784 OF SAID OFFICIAL RECORDS;

THENCE SOUTH 89°44' 58" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH 00°12'50" EAST, 778.80 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY;

THENCE NORTH 00°12'50" EAST, 33.00 FEET TO A POINT ON SAID NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89°44'58" EAST ALONG SAID NORTH LINE, 1327.67 FEET TO THE POINT OF BEGINNING;

SAID PORTION CONTAINS APPROXIMATELY 2,026,138 SQUARE FEET, OR 46.51 ACRES, MORE OR LESS.

Parcel Table	
Parcel #	Area
1	4373.67
2	3600.18
3	2800.15
4	3200.14
5	4000.21
6	4000.00
7	2800.00
8	3600.00
9	3600.00
10	2800.00
11	4000.00
12	4000.00
13	2800.00
14	3600.00
15	3600.00
16	2800.00
17	4000.00
18	4000.00
19	2800.00
20	3599.62
21	3867.13
22	2800.00
23	4000.00
24	4312.34
25	3200.00
26	3200.00
27	2800.00
28	4797.02
29	3559.99
30	2799.97
31	3199.98
32	3199.99
33	4031.86
34	3600.00
35	2800.00
36	3600.00
37	3600.00
38	3199.90
39	2800.00
40	3600.00
41	3625.38
42	2800.00
43	3200.00
44	3599.97
45	3600.03
46	2800.00
47	4840.71
48	3427.49
49	2721.47
50	4381.00
51	3780.00
52	2940.00
53	4200.00
54	3780.00
55	2940.00

Parcel Table	
Parcel #	Area
56	3780.00
57	3774.39
58	2940.05
59	3780.00
60	3798.90
61	2954.70
62	4221.00
63	3909.70
64	3842.67
65	3620.34
66	4276.45
67	4767.19
68	4072.26
69	3341.43
70	4158.72
71	4465.04
72	3689.95
73	4221.10
74	3690.82
75	3229.46
76	4520.74
77	4780.22
78	3398.45
79	3457.52
80	3809.62
81	3403.37
82	2978.42
83	3382.66
84	3599.79
85	3199.82
86	2799.84
87	3999.77
88	4000.00
89	3600.00
90	2800.00
91	3600.00
92	2940.00
93	2940.00
94	4040.71
95	6340.94
96	3783.07
97	3362.03
98	2941.11
99	4200.51
100	4383.28
101	4174.83
102	4842.27
103	4288.09
104	4676.80
105	3754.94
106	2952.88
107	3818.85
108	2987.55
109	4732.11

NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

DEROSIER RANCH
PRELIMINARY PLAT



PHOENIX
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TEL: (602) 977-8000 FAX: (602) 977-8099
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LAYOUT TTT	DRAFTED LPJ	CHECKED DJP
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N.T.S.

PLAN DATE
APR/2019

PROJECT NUMBER
417134800

SHEET NO.
7

OF 7 SHEETS

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