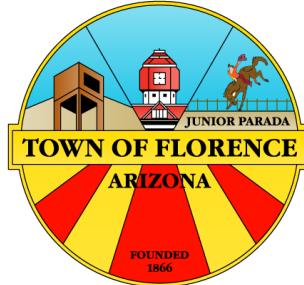


TOWN OF FLORENCE PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

Chairman Gary Pranzo
Vice-Chairman Larry Putrick
Commissioner Carl Bell
Commissioner Robert Smidt
Commissioner Lonnie Frost



Florence Town Hall
775 N. Main Street
Florence, AZ 85132
(520) 868-7500
www.florenceaz.gov
Meets 1st and 3rd Thursdays

Thursday, June 1, 2017

6:00 PM

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Planning and Zoning Commission and to the general public that a Special Meeting of the Florence Planning and Zoning Commission to be held on Thursday, June 1, 2017, at 6:00 p.m., in the Florence Town Council Chambers, located at 775 N. Main Street, Florence, Arizona.

1. **CALL TO ORDER**
2. **ROLL CALL:** Pranzo____, Putrick____, Bell____, Smidt____, Frost____,
3. **PLEDGE OF ALLEGIANCE**
4. **DISCUSSION/APPROVAL/DISAPPROVAL** of the minutes of the regular meeting conducted on April 20, 2017.
5. **NEW BUSINESS**

A. Merrill Ranch, Unit 10 (PZ-17-29)

PRESENTATION/APPROVAL/DISAPPROVAL - A Preliminary Plat application for Merrill Ranch, Unit 10 submitted by Southwest Value Partners. The subject subdivision is located at the northwest corner of Felix Road and National Way.

B. Merrill Ranch, Unit 11 (PZ-17-30)

PRESENTATION/APPROVAL/DISAPPROVAL - A Preliminary Plat application for Merrill Ranch, Unit 11 submitted by Southwest Value Partners. The subject subdivision is located west of Felix Road between National Way and Independence Way.

6. CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

7. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

8. ADJOURNMENT

POSTED ON MAY 26, 2017 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

***** PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. *****

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE HELD THURSDAY, APRIL 20, 2017 AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:00 pm.

ROLL CALL:

| | |
|-----------------------------|---------|
| Chairman Gary Pranzo | Present |
| Vice-Chairman Larry Putrick | Present |
| Commissioner Carl Bell | Present |
| Commissioner Robert Smidt | Present |
| Commissioner Lonnie Frost | Present |

PLEDGE OF ALLEGIANCE

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on February 16, 2017.

A motion was made by Commissioner Bell and seconded by Vice-Chairman Putrick to approve the minutes of February 16, 2017; minutes were approved by unanimous consent.

NEW BUSINESS

A. Anthem at Merrill Ranch Unit 3 (PZ-17-15)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat application for Anthem at Merrill Ranch, Unit 3 submitted by Pulte Group, Inc. The subject subdivision is located near the southeast corner of Merrill Ranch Parkway and Independence Way.

Michelle Orton, Senior Planner gave a brief report to the proposed Preliminary Plat application for Anthem at Merrill Ranch, Unit 3 Subdivision. This subdivision is one of many in the approved Anthem at Merrill Ranch (AMR) Planned Unit Development (PUD). Staff stated that the size was nearly 25 acres and would consist of 90 single-family residential lots with a density of 3.68 dwelling units per acre. Staff noted that

AMR is a PUD and its overall single-family residential density is 3.5 dwelling units per acre

Michelle Orton, stated that staff is recommending that the Planning and Zoning Commission **APPROVE** this Preliminary Plat subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and Final Plats for the subject unit.
4. Any additional conditions deemed necessary by the Planning and Zoning Commission.

A Motion was made by Commissioner Bell, to approve the Preliminary Plat subject to the conditions of approval and it was seconded by Commissioner Smidt. The Preliminary Plat, Anthem at Merrill Ranch, Unit 3 was approved by unanimous consent.

B. Anthem at Merrill Ranch Unit 5 (PZ-17-17)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat application for Anthem at Merrill Ranch, Unit 5 submitted by Pulte Group, Inc. The subject subdivision is located near the northwest corner of Independence Way and Felix Road.

Michelle Orton, Senior Planner gave a brief report to the proposed Preliminary Plat Anthem at Merrill Ranch, Unit 5 Subdivision. This subdivision is one of many in the approved AMR PUD. Staff stated that the size was nearly 19 acres and would consist of 75 single-family residential lots with a density of 3.96 dwelling units per acre. Staff noted that AMR is a PUD and its overall single-family residential density is 3.5 dwelling units per acre.

Michelle Orton, stated that staff is recommending that the Planning and Zoning Commission **APPROVE** this Preliminary Plat subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and Final Plats for the subject unit.
4. Any additional conditions deemed necessary by the Planning and Zoning Commission.

(Inaudible)

Jared Baxter, 7580 N. Dobson Road, Suite 200, Scottsdale, AZ 85256 answered a question from the commissioners regarding lighting. He noted that all of the lighting and spacing were on the civil plans and those were approved through the Public Works Department.

A Motion was made by Chairman Pranzo, to approve the Preliminary Plat subject to the conditions of approval and it was seconded by Commissioner Smidt. The Preliminary Plat, Anthem at Merrill Ranch, Unit 5 was approved by unanimous consent.

C. Anthem at Merrill Ranch Unit 7 (PZ-17-18)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat application for Anthem at Merrill Ranch, Unit 7 submitted by Pulte Group, Inc. The subject subdivision is located near the southwest corner of Merrill Ranch Parkway and Felix Road.

Michelle Orton, Senior Planner gave a brief report to the proposed Preliminary Plat Anthem at Merrill Ranch, Unit 7 Subdivision. Ms. Orton noted that this is similar to the other two subdivisions already presented. It was stated that the size was nearly 26 acres and would consist of 87 single-family residential lots with a density of 3.3 dwelling

units per acre. Staff noted that AMR is a PUD and its overall single-family residential density is 3.5 dwelling units per acre

Michelle Orton, noted that staff is recommending that the Planning and Zoning Commission **APPROVE** this Preliminary Plat subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and Final Plats for the subject unit.
4. Any additional conditions deemed necessary by the Planning and Zoning Commission.

A Motion was made by Commissioner Bell, to approve the Preliminary Plat subject to the conditions of approval and it was seconded by Vice-Chairman Patrick. The Preliminary Plat, Anthem at Merrill Ranch, Unit 7 was approved by unanimous consent.

D. Anthem at Merrill Ranch Preliminary Plat extensions (PZ-17-31)

PRESENTATION/APPROVAL/DISAPPROVAL A Preliminary Plat Extension for Anthem at Merrill Ranch Units 31, 33, 35A, 35B and 37 submitted by Southwest Value Partners. The subject units are located west of Hunt Highway and south of the proposed extension of Merrill Ranch Parkway.

Michelle Orton, Senior Planner gave a brief report regarding the proposed Preliminary Plat Extensions for Anthem at Merrill Ranch, Units 31, 33, 35A, 35B and 37. The applicant has requested a six (6) month extension. Per the applicant the housing market conditions appear to be rebounding, but at a slower rate than was anticipated last year when these development units were submitted for preliminary plat approval.

Michelle Orton, noted that staff is recommending that the Planning and Zoning Commission **APPROVE** this Preliminary Plat Extension for Anthem at Merrill Ranch, Units 31, 33, 35A, 35B and 37 subject to the following conditions of approval.

Planning and Zoning Commission Meeting

Agenda

April 20, 2017

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1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. Final plans for right-of-way and easement dedications and/or abandonments, that may be provided via the Final Plat or other means, are subject to the review and approval of the Town Engineer.
4. Developer/Property owner may reduce the number of lots or widen lots within the subject preliminary plat area during the effective approval period without requiring additional Town approvals, provided there is no net increase in the subdivision density, no reduction in open space and the changes do not require changes in any street designs.
5. Any additional conditions deemed necessary by the Planning and Zoning Commission.

It was asked by one of the Commissioners about the original approval of the Preliminary Plats. He wanted to know how long has it been since it was approved by the Commission.

Jared Baxter with Design Group indicated that they came before the P & Z Commissioners a year ago in April of 2016.

The Commissioners discussed the need for the extension to prevent the subdivision from falling apart.

Mr. Baxter noted that they did need it now per the Town code. It was approved for a year and they were able to request an additional six (6) month extension.

Chairman Pranzo wanted to know about the status of the properties and how long before they start breaking ground.

Mr. Baxter indicated that it was going very good and that both developers are actively pursuing builders. They have some very good leads, not yet under contract.

One of the Commissioners wanted to know if Mr. Baxter was Southwest Partners.

Mr. Baxter noted that he was not but that he worked with them and that he was the engineer for both Southwest Value Partners and Jokake Development Services.

Planning and Zoning Commission Meeting

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A Commissioner wanted to know if Mr. Baxter met with Johnson regarding the wall that was requested next to the sewer.

Mr. Baxter indicated that he had not talked to Mr. Johnson regarding the wall. It will be up to the builder to get with Mr. Johnson and that will be disclosed in the papers. They will need to discuss where and how high the wall will be built but it's still in play and will be addressed.

A Commissioner indicated that they haven't seen anything and wanted to know if they would be able to approve or disapprove the wall.

Mr. Baxter noted that this will be similar to other design review cases and they will be able to review the plans when Planning brings them to the Commission.

Chairman Pronzo wanted to know if six (6) months was a reasonable extension.

Mr. Baxter explained that the Town code only allows for a six (6) month extension. He noted that the Town was trying to change that but at this point they are handcuffed to what the Town code requires. He noted that he would prefer a longer extension but he understood that the Town doesn't want dead subdivisions out there.

There was discussion between the Commissioners and Mr. Baxter on the time frame of Preliminary Plats and the possibility of changing the approval deadlines.

Commissioner Smidt noted the subdivisions that have been presented vary in density.

Mr. Baxter stated that since the commissioner was new he would like to explain the Development Agreement they have with the Town. The developer and the Town agreed to a 3.5 dwelling units per acre for the entire development. This includes washes, golf courses, open spaces and park spaces. All of the open spaces are not abutting subdivisions but they are dedicated. The subdivisions around the open spaces are around a 1.2 and then the other subdivisions without open space touching go up to four point. Looking at the entire development they will not reach density until they approach 9,000 lots and at the moment they're not even approaching the 3.5. That's what's going on the west side of Hunt Highway, there isn't any open space so there are higher densities.

A Motion was made by Vice-Chairman Putrick, to approve the Preliminary Plat Extensions subject to the conditions of approval and it was seconded by Commissioner Smidt. The Preliminary Plat Extension for Anthem at Merrill Ranch, Units 31, 33, 35A, 35B and 37 was approved by unanimous consent.

E. Anthem at Merrill Ranch Pre-Plat extensions (PZ-17-32)

PRESENTATION/APPROVAL/DISAPPROVAL for Preliminary Plat extensions for Anthem at Merrill Ranch Units 41, 43, 45, 47, 49 and 51 submitted by Jokake Development Services. The subject units are located west of Hunt Highway and north of the proposed Merrill Ranch Parkway.

Michelle Orton, Senior Planner gave a brief report regarding the proposed Preliminary Plat Extensions for Anthem at Merrill Ranch, Units 41, 43, 45, 47, 49 and 51. The applicant has requested a six (6) month extension. Per the applicant the housing market conditions appear to be rebounding, but at a slower rate than was anticipated last year when these development units were submitted for preliminary plat approval. The housing market conditions appear to be rebounding but at a slower rate than was anticipated last year.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. Final plans for right-of-way and easement dedications and/or abandonments, that may be provided via the Final Plat or other means, are subject to the review and approval of the Town Engineer.
4. Developer/Property owner may reduce the number of lots or widen lots within the subject preliminary plat area during the effective approval period without requiring additional Town approvals, provided there is no net increase in the subdivision density, no reduction in open space and the changes do not require changes in any street designs.
5. Any additional conditions deemed necessary by the Planning and Zoning Commission.

A Motion was made by Vice-Chairman Putrick, to approve the Preliminary Plat Extensions subject to the conditions of approval and it was seconded by Commissioner Bell. The Preliminary Plat Extension for Anthem at Merrill Ranch, Units 41, 43, 45, 47, 49 and 51 was approved by unanimous consent.

2. CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms

Planning and Zoning Commission Meeting

Agenda

April 20, 2017

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made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

There were no comments from the public.

3. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

Chairman Pranzo introduced and welcomed the newest member of the Planning and Zoning Commission, Commissioner Frost.

4. ADJOURNMENT

A motion was made by Commissioner Smidt to adjourn the meeting; it was seconded by Vice-Chairman Putrick. The meeting was adjourned by unanimous consent at 6:29 pm.

Chairman Gary Pranzo

Date



TOWN OF FLORENCE
Planning and Zoning Commission
Staff Report

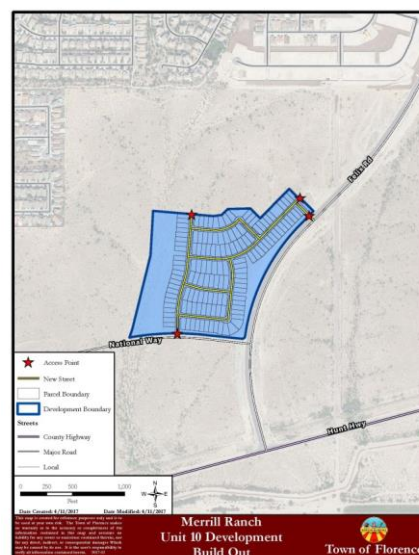
June 1, 2017
Agenda Item (5A)

Project Name: Merrill Ranch Unit 10
Case Number: PZ-17-29
Project Type: Preliminary Plat
Property Owner: SWVP-GTIS MR, LLC
12790 El Camino Real Ste. 150
San Diego, CA 92130

Applicant/Agent: SWVP, LLC
ATTN: Justin Merritt
7600 E. doubletree Ranch Rd. Suite 130
Scottsdale, AZ 85250
jmerritt@swvp.com/480-363-7814

Location of Property: Northwest corner of Felix Road and National Way
Parcel ID: Portion of 200-31-056G
Zoning: PUD R-1
Approved Density: 3.5/*4.0488 **Gross Acres:** 33.84+/-
Number of Lots: 137 **Number of Tracts:** 14

* Please note Anthem at Merrill Ranch is a PUD and its overall single-family residential density is 3.5 dwelling units per acre



Location of Preliminary Plat

REQUEST:

The applicant is requesting approval for a Preliminary Plat, Merrill Ranch, Unit 10 submitted by Southwest Value Partners. The property is located in the northwest corner of Felix Road and National Way.

Pursuant to the Land Development Code, Section 150.213 the following information must be provided on all Preliminary Plats.

REQUIREMENTS:

- (A) *Form of presentation.* The information hereinafter required as part of the preliminary plat submittal shall be shown graphically or by note on plans, or by letter and may comprise several sheets showing various elements of required data. All mapped data for the same plat shall be drawn at the same standard engineering scale, the scale having not more than 50 feet to an inch. Whenever practical, the scale shall be adjusted to produce an overall drawing measuring 24 inches by 36 inches.

Staff Analysis: Meets presentation requirements for mapped data on a scale of 40 feet to an inch on the layout pages and 100 feet to an inch on the index map.

- (B) *Identification and descriptive data.*
- (1) Proposed name of the subdivision and its location by section, township and range, a descriptive tie, including dimensions and bearing, to an acceptable government corner with full description of the corner, including accessories;
 - (2) Name, address and phone number of developer;
 - (3) Name, address and phone number of Engineer, surveyor, landscape architect or land planner preparing plat;
 - (4) Scale, north point and date of preparation including dates of any subsequent revisions; and
 - (5) A vicinity map which shall show the relationship of the proposed subdivision to main traffic arterials and any other facilities which might help to locate the subdivision. This map may be on the preliminary plat, but if this is not practical, then a separate map showing title, scale, north point and date shall be provided.

Staff Analysis: This Preliminary Plat meets identification and descriptive data as required. The engineer has provided a description of the boundaries using a metes and bounds legal description with a government corner. The names, addresses and phone numbers of those preparing the Plat are included on the first page together with a vicinity map and all other identification data.

- (C) *Existing conditions data.*
- (1) Topography by contours or spot elevations related to USGS survey datum, or other datum approved by the Town Engineer shown on the same map as the proposed subdivision layout. Contour interval shall be such as to adequately reflect the character and drainage of the land.
 - (2) Location of all existing water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features, direction of flow, location and extent

of areas subject to inundation, whether the inundation be frequent, periodic or occasional.

- (3) Location, widths and names of all platted streets, utility right-of-way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract. Three copies of a preliminary title report showing the above shall be submitted.
- (4) Name, book and page numbers of any recorded adjacent subdivisions having common boundary with the tract.
- (5) By note, the existing zoning classification of the subject tract and adjacent tracts.
- (6) By note, the acreage of the subject tract.
- (7) Boundaries of the tract to be subdivided shall be fully dimensioned.

Staff Analysis: The topography is provided based on U.S.C.G.S benchmark data identifying contour intervals. Location of Adjacent and proposed subdivisions are identified on the plans. Those subdivisions that have been recorded include the name, book and page numbers of the Pinal County Recorder's office.

(D) *Proposed conditions data.*

- (1) Street layout including location, width and proposed names of public streets, alleys and pedestrian ways, connections to adjoining platted tract.
- (2) Typical lot dimensions (scaled), approximate dimensions of all corner lots and lots on curvilinear, sections of streets, each lot numbered individually, total number of lots.
- (3) Designation of all land to be dedicated or reserved for public use with use indicated.
- (4) If plat includes land for which multi-family, commercial or industrial use is proposed, the areas shall be clearly designated together with existing zoning classifications and status of zoning change, if any.
- (5) Three copies of any proposed restrictive covenants (deed restrictions) within five days after the preliminary plat is filed.

Staff Analysis: The Preliminary Plat meets all proposed conditions data. All dimensions for lots and streets have been verified. Street names and land dedicated for public use is identified. This plat is for single family residential as stated in the PUD documents. The covenants for this PUD have been filed.

(E) *Proposed utility methods.*

- (1) *Sewage disposal.* It shall be the responsibility of the developer to furnish the municipality the evidence as the municipality may require to its satisfaction as to design and operation of sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.
- (2) *Water supply.* Evidence of adequate volume and quality satisfactory to the Water Department and the Engineering Department and substantiated by letter from the Water Department and Engineering Department or from a private water company, if appropriate.
- (3) *Stormwater drainage and disposal.* Preliminary drainage calculations and layout of proposed system and location of outlets, all subject to approval by the Town Engineer. Two copies of the drainage reports shall be submitted to the Town Engineer for review and approval.

Staff Analysis: Per Public Works, Fire and GIS, Preliminary Plat, Merrill Ranch, Unit 10 the applicant meets the requirements for the Merrill Ranch PUD and Town Code.

STAFF FINDING:

- The proposed Preliminary Plat is in conformance with the Merrill Ranch PUD and Town Code requirements.
- Merrill Ranch, Unit 10 meets the density and open space requirements of the Merrill Ranch PUD.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission **APPROVE** this Preliminary Plat, subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and Final Plats for the subject unit.

Attachments: Application
Preliminary Plat

PRELIMINARY PLAT MERRILL RANCH UNIT 10 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 9 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UTILITIES AND SERVICES

| | |
|----------------------|------------------------------------|
| GAS | SOUTHWEST GAS |
| SEWER | JOHNSON UTILITIES CO |
| WATER | JOHNSON UTILITIES CO |
| ELECTRIC | ARIZONA PUBLIC SERVICE (APS) |
| TELEPHONE | CENTURY LINK COMMUNICATIONS |
| SOLID WASTE DISPOSAL | TOWN OF FLORENCE |
| CABLE | COX/QWEST COMMUNICATIONS |
| POLICE | TOWN OF FLORENCE POLICE DEPARTMENT |
| FIRE AND AMBULANCE | TOWN OF FLORENCE FIRE DEPARTMENT |
| SCHOOLS | FLORENCE UNIFIED SCHOOL DISTRICT |

WATER AND SEWER SERVICE CERTIFICATION

MERRILL RANCH UNIT 10 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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 SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PRELIMINARY PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

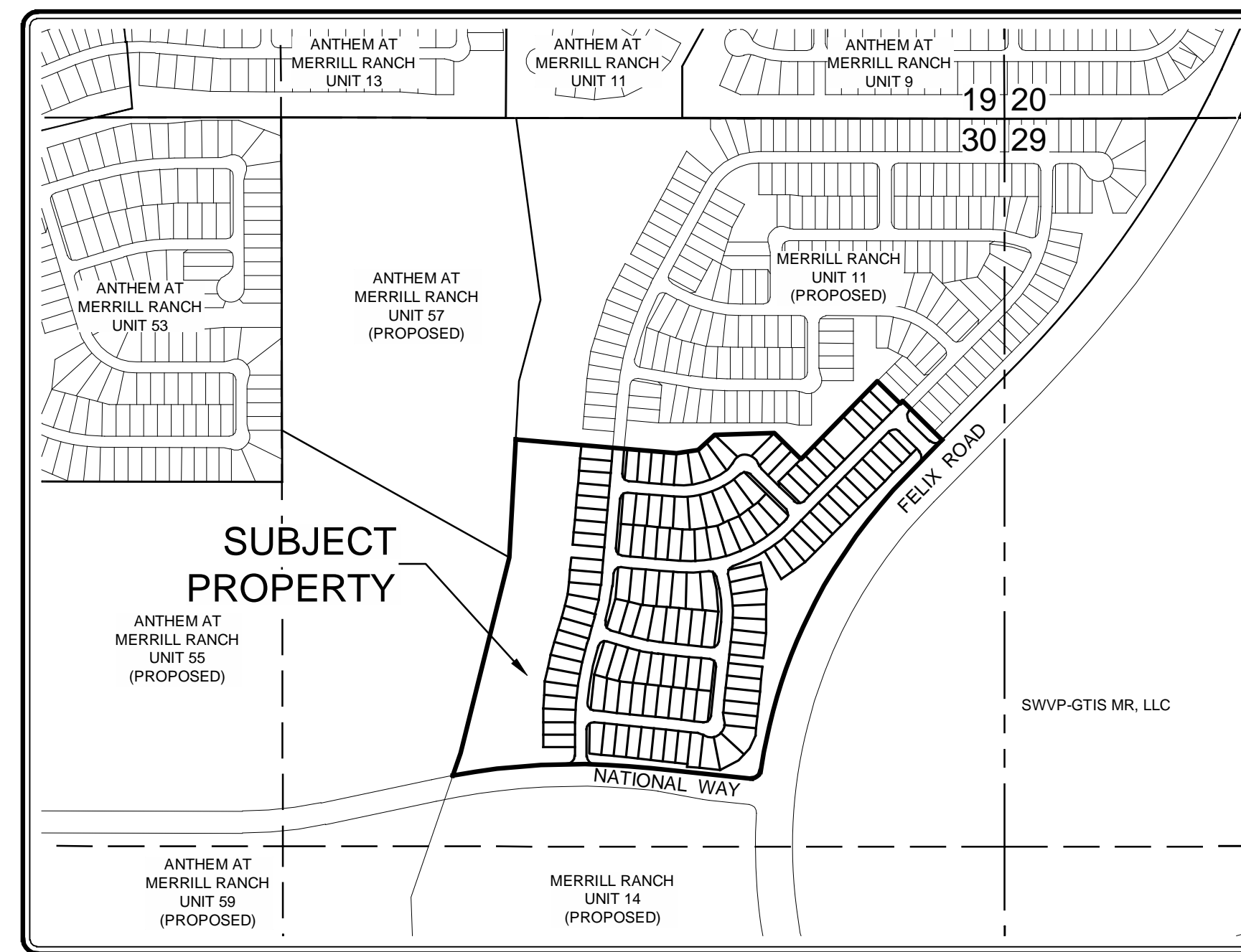
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, THE OWNERS HEREBY RESERVE ANY AND ALL INTERESTS IN INFRASTRUCTURE-RELATED REAL PROPERTY. THE RESERVATION OF SUCH INTERESTS IS ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE THE DISTRICT'S ACQUISITION OF, AND PAYMENT TO THE OWNERS FOR, SUCH INTERESTS AND ANY RELATED PUBLIC INFRASTRUCTURE AS CONTEMPLATED BY THE DEVELOPMENT AGREEMENT AND THE PRE-ANNEXATION AGREEMENT. AFTER SUCH ACQUISITION BY THE DISTRICT, THE OWNERS WILL NO LONGER OWN SUCH INTERESTS. FOR PURPOSES OF THE FOREGOING, (A) "OWNERS" MEANS, COLLECTIVELY, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, TOGETHER WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE DEVELOPMENT AGREEMENT; (B) "INFRASTRUCTURE-RELATED REAL PROPERTY" MEANS ANY AND ALL OF THE FOREGOING REAL PROPERTY (I) ON OR OTHERWISE APPURTENANT TO WHICH ANY "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) HAS BEEN OR IS TO BE CONSTRUCTED; (II) WHICH ITSELF IS OR IS TO BECOME SUCH PUBLIC INFRASTRUCTURE; OR (III) THE ACQUISITION OF WHICH WOULD CONSTITUTE A "PUBLIC INFRASTRUCTURE PURPOSE" (AS SUCH TERM IS DEFINED IN SUCH SECTION); (C) "PRE-ANNEXATION AGREEMENT" MEANS THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS FEE NUMBER DOCUMENT 2003-086513 ON THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER; (D) "DISTRICT" MEANS THE COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND PRESENTLY ANTICIPATED TO BE KNOWN AS "MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1," AS CONTEMPLATED BY THE PRE-ANNEXATION AGREEMENT; AND (E) "DEVELOPMENT AGREEMENT" MEANS THE DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG THE OWNERS, THE MUNICIPALITY, AND THE DISTRICT.



LOCATION MAP
1" = 500'

SHEET INDEX

| SHEET NO. | CONTENTS |
|-----------|-----------------------------|
| 1 | COVER SHEET |
| 2 | INDEX MAP/LEGAL DESCRIPTION |
| 3 | UNIT 10 LAYOUT |
| 4 | UNIT 10 LAYOUT |
| 5 | UNIT 10 LAYOUT |
| 6 | UNIT 10 LAYOUT |
| 7 | UNIT 10 LAYOUT |
| 8 | UNIT 10 RETENTION |

TRACT AREA TABLE

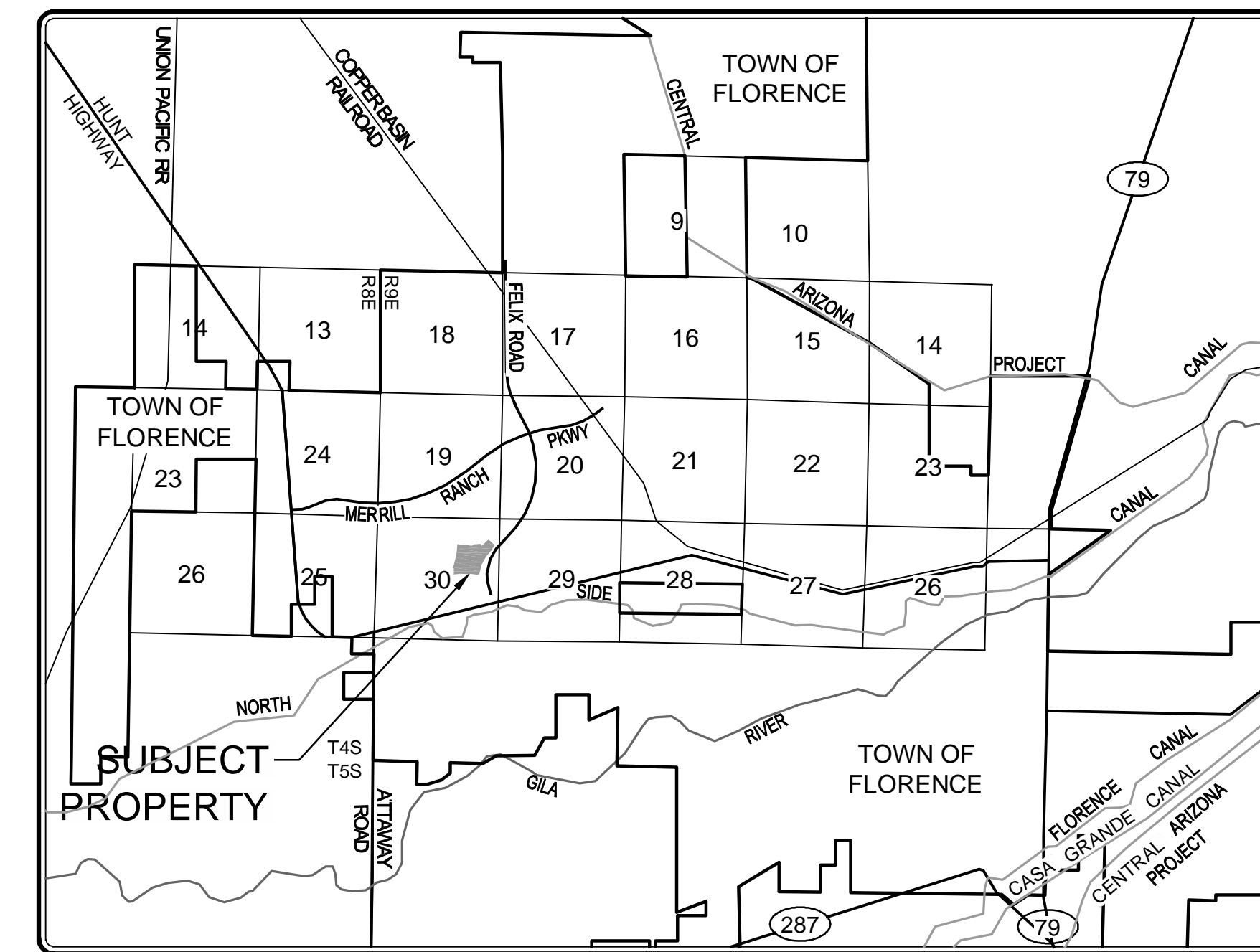
| TRACT | AREA (AC) | USAGE |
|---------|-----------|---|
| TRACT A | 7.0064 | LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION |
| TRACT B | 3.2000 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT C | 0.0726 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT D | 0.0477 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT E | 0.0779 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT F | 0.0621 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT G | 0.0477 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT H | 0.0239 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT I | 0.2474 | LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION |
| TRACT J | 0.0485 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT K | 0.0221 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT L | 0.2817 | LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION |
| TRACT M | 0.0768 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT N | 0.1210 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |

COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

| PCR No. | AREA (AC) | USAGE |
|----------------------|-----------|----------------|
| DKT 375, PG 572, PCR | NONE | NOT APPLICABLE |

GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- STORM WATER RETENTION VOLUMES REQUIRED BY THE DRAINAGE ORDINANCE SHALL BE MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES SHALL NOT BE CHANGED WITHOUT PRIOR TOWN APPROVAL.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. (SEE SHEET 2 FOR DETAIL)
- TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR COMMON WALLS IS +/-1.00 FOOT FROM COMMON PROPERTY LINE.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, (THE NORTHEAST CORNER BEING A FOUND A #5 REBAR W/2" AC, LS 20165 AND THE EAST QUARTER CORNER BEING A FOUND 1" GLO PIPE), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING S00°00'11"E. HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2642.15'.

BENCHMARK

PROJECT DATUM: NAVD 1988
U.S.C.G.S. BENCHMARK IDENTIFIED AS "P 68", LOCATED APPROX. 0.10 MILES SOUTHEAST OF THE INTERSECTION OF FELIX ROAD AND THE UNION PACIFIC RAILROAD, BEING 27 FEET WEST OF MILEPOST 954. ELEVATION BEING 1518.52 (PUBLISHED NAVD88).
ELEVATION BEING 1516.62 (NGVD 29)
SEE NGS DATASHEET FOR RECOVERY.

U.S.C.G.S. BENCHMARK IDENTIFIED AS "V 282", 2.8 KM (1.75 MI) NORTHERLY ALONG U.S. HIGHWAY 89 (PINAL PARKWAY) FROM THE JUNCTION OF STATE HIGHWAY 287 (BUTTE AVENUE) IN FLORENCE, THENCE 4.9 KM (3.05 MI) WESTERLY ALONG HUNT HIGHWAY, THENCE 0.5 KM (0.30 MI) NORTHWESTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, IN TOP OF AND 0.5 M (1.6 FT) SOUTHEAST OF THE NORTHWEST END OF THE NORTHEAST CONCRETE HEADWALL OF A CULVERT, 0.1 KM (0.05 MI) SOUTHEAST OF MILEPOST 956, 3.3 M (10.8 FT) NORTHEAST OF THE NEAR RAIL, AND 1.2 M (3.9 FT) BELOW THE LEVEL OF THE TRACK. ELEVATION BEING 1513.87 (PUBLISHED NAVD88).
ELEVATION BEING 1511.95 (NGVD 29)
SEE NGS DATASHEET FOR RECOVERY.

TOWN OF FLORENCE BENCHMARKS (NGVD 29)
No. 23, GLO BRASS CAP "1928"; W/4 COR SEC 26; T4S, R9E; Elev.= 1488.98; NOV. 2004

PLANNED UNIT DEVELOPMENT

| EXISTING ZONING | PUD R-1 |
|-----------------------------------|--|
| GROSS AREA | 33.8373 ACRES |
| RIGHT-OF-WAY AREA | 4.7961 ACRES |
| NET AREA | 29.0412 ACRES |
| TOTAL MILES, PUBLIC STREETS | 0.9437 MILES |
| TOTAL AREA, PUBLIC OPEN SPACE | 11.3358 ACRES |
| TOTAL NO. DWELLING UNITS PROPOSED | 137 UNITS |
| MINIMUM LOT AREA PROPOSED | 5,151 SQ. FT. 0.1183 (AC) (LOT Nos. 47, 58 & 81) |
| MAXIMUM LOT AREA PROPOSED | 7,960 SQ. FT. 0.1827 (AC) (LOT No. 11) |
| AVERAGE LOT AREA PROPOSED | 5,629 SQ. FT. |
| OVERALL PROPOSED DENSITY | 4.0488 D.U./ACRE |

TABLE OF REQUIREMENTS

| SETBACKS | |
|-------------------------|------------|
| FRONT | 15 FT. |
| FRONT (FACE OF GARAGE) | 18 FT. |
| REAR | 15 FT. |
| SIDE | 5 FT. |
| MINIMUM LOT WIDTH | 40 FT. |
| MAXIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 4,950 S.F. |

PUBLIC UTILITY FACILITY EASEMENT

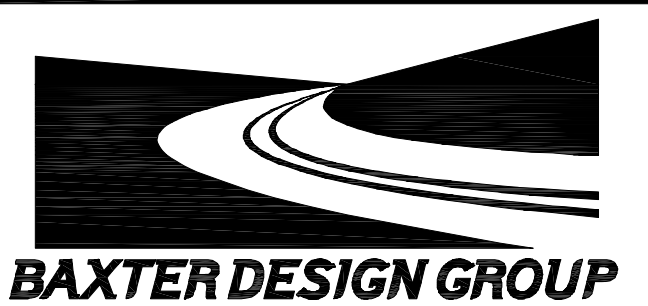
A PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY. AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNALS DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED BY STATE AND MUNICIPAL REGULATIONS.

DEVELOPER / OWNER SWVP-GTIS MR, LLC

7505 E. SIXTH AVE., STE. 100
SCOTTSDALE, AZ 85251

SURVEYOR BAXTER DESIGN GROUP

7580 N. DOBSON ROAD, SUITE 200
SCOTTSDALE, AZ 85256
480.818.6001



DATE: APRIL 25, 2017
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT:
ISSUE: PRELIMINARY PLAT



REVISIONS:

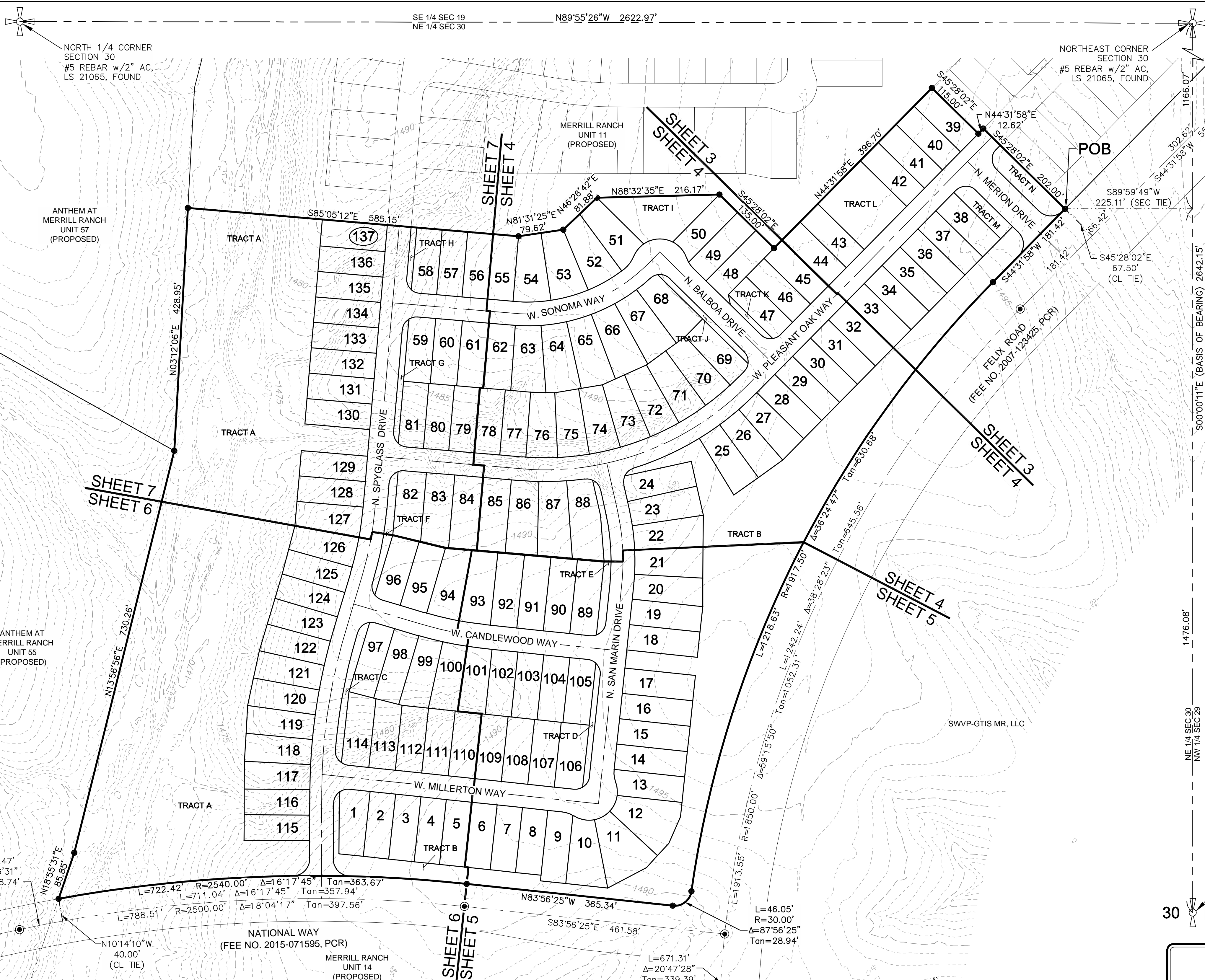
SWVP-GTIS MR, LLC MERRILL RANCH PRELIMINARY PLAT UNIT 10

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 10
COVER SHEET
SHEET 1 OF 8

path: 81013-SWVP-UNIT10-SWVP-14-PLAT(Cad Drawing)
file name: 742-SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: sstevens

VERSION

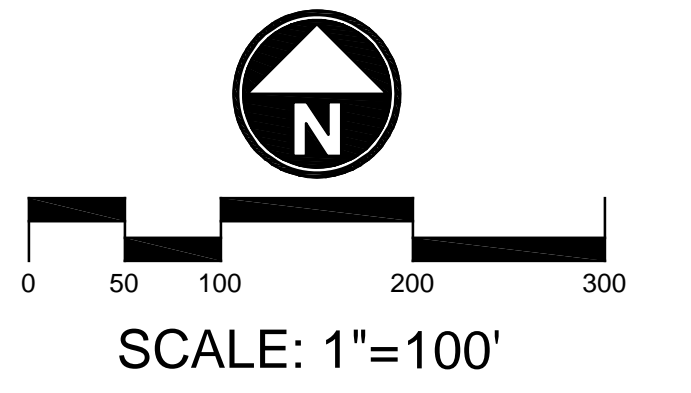


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

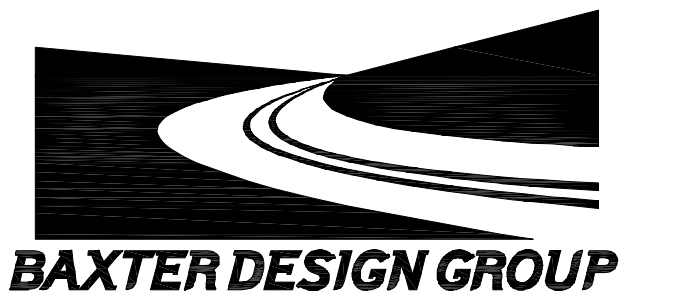
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

| | |
|---------|---|
| (AC) | ACRE |
| AC | ALUMINUM CAP |
| BC | BRASS CAP |
| BK | BOOK |
| BOB | BASIS OF BEARING |
| CL | CENTER LINE |
| DKT | DOCKET |
| FND | FOUND MONUMENT |
| GLO | GENERAL LAND OFFICE |
| IP | IRON PIPE |
| LE | LANDSCAPE EASEMENT |
| LS##### | LAND SURVEYORS REGISTRATION No. |
| (M) | MEASURED BEARING OR DISTANCE |
| MOL | MORE OR LESS |
| NO ID | NO IDENTIFICATION, (NO LS No.) |
| (NR) | INDICATES LINE IS NOT RADIAL TO CURVE |
| NTS | NOT TO SCALE |
| PCR | PINAL COUNTY RECORDER |
| PG | PAGE |
| PCHD | PINAL COUNTY HIGHWAY DEPARTMENT |
| POB | POINT OF BEGINNING |
| PUFE | PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT |
| R # E | RANGE LINE No. EAST |
| (R) | RECORD BEARING OR DISTANCE |
| (RB) | RADIAL BEARING |
| ROW | RIGHT OF WAY |
| SEC # | SECTION No. |
| SDE | STORM DRAIN EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| TOF | TOWN OF FLORENCE |
| T # S | TOWNSHIP LINE No. SOUTH |
| UON | UNLESS OTHERWISE NOTED |
| UVT | UNOBSTRUCTED VIEW TRIANGLE |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |



| | |
|--------------|------------------|
| DATE: | APRIL 25, 2017 |
| DESIGNED BY: | BDG |
| DRAWN BY: | STS |
| REVIEWED BY: | JWW |
| PROJECT: | |
| ISSUE: | PRELIMINARY PLAT |



| | |
|------------|--|
| REVISIONS: | |
| | |
| | |
| | |
| | |

**SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 10**

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 10
INDEX MAP
SHEET 2 OF 8**

path: 8\013-SWVP-UNIT-10-SWVP-14-PLAT-Cad-Drawing.dwg
file name: 742 SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: sstevens

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30 (#5 REBAR w/2" AC, LS21065, FOUND) FROM WHICH THE EAST QUARTER CORNER OF SECTION 30 (1" GLO PIPE, FOUND) BEARS SOUTH 00 DEGREES 00 MINUTES 11 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2642.15 FEET AND THE NORTH QUARTER CORNER OF SECTION 30 (#5 REBAR w/2" AC, LS21065, FOUND) BEARS NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, A DISTANCE OF 2622.97 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, A DISTANCE OF 1166.07 FEET, TO A POINT FROM WHICH THE EAST QUARTER CORNER OF SECTION 30 BEARS SOUTH 00 DEGREES 00 MINUTES 11 SECONDS EAST A DISTANCE OF 1476.08 FEET;

THENCE, SOUTH 89 DEGREES 59 MINUTES 49 SECONDS WEST, A DISTANCE OF 225.11 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 44 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF 181.42 FEET;

THENCE, SOUTHERLY AN ARC DISTANCE OF 1218.63 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1917.50 FEET AND A CENTRAL ANGLE OF 36 DEGREES 24 MINUTES 47 SECONDS;

THENCE, SOUTHWESTERLY AN ARC DISTANCE OF 46.05 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 56 MINUTES 25 SECONDS;

THENCE, NORTH 83 DEGREES 56 MINUTES 25 SECONDS WEST, A DISTANCE OF 365.34 FEET;

THENCE, WESTERLY AND ARC DISTANCE OF 722.42 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2540.00 FEET AND A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 45 SECONDS;

THENCE, NORTH 18 DEGREES 55 MINUTES 31 SECONDS EAST, A DISTANCE OF 85.85 FEET;

THENCE, NORTH 13 DEGREES 56 MINUTES 56 SECONDS EAST, A DISTANCE OF 730.26 FEET;

THENCE, NORTH 03 DEGREES 12 MINUTES 06 SECONDS EAST, A DISTANCE OF 428.95 FEET;

THENCE, SOUTH 85 DEGREES 05 MINUTES 12 SECONDS EAST, A DISTANCE OF 585.15 FEET;

THENCE, NORTH 81 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 79.62 FEET;

THENCE, NORTH 46 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 81.88 FEET;

THENCE, NORTH 88 DEGREES 32 MINUTES 35 SECONDS EAST, A DISTANCE OF 216.17 FEET;

THENCE, SOUTH 45 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 135.00 FEET;

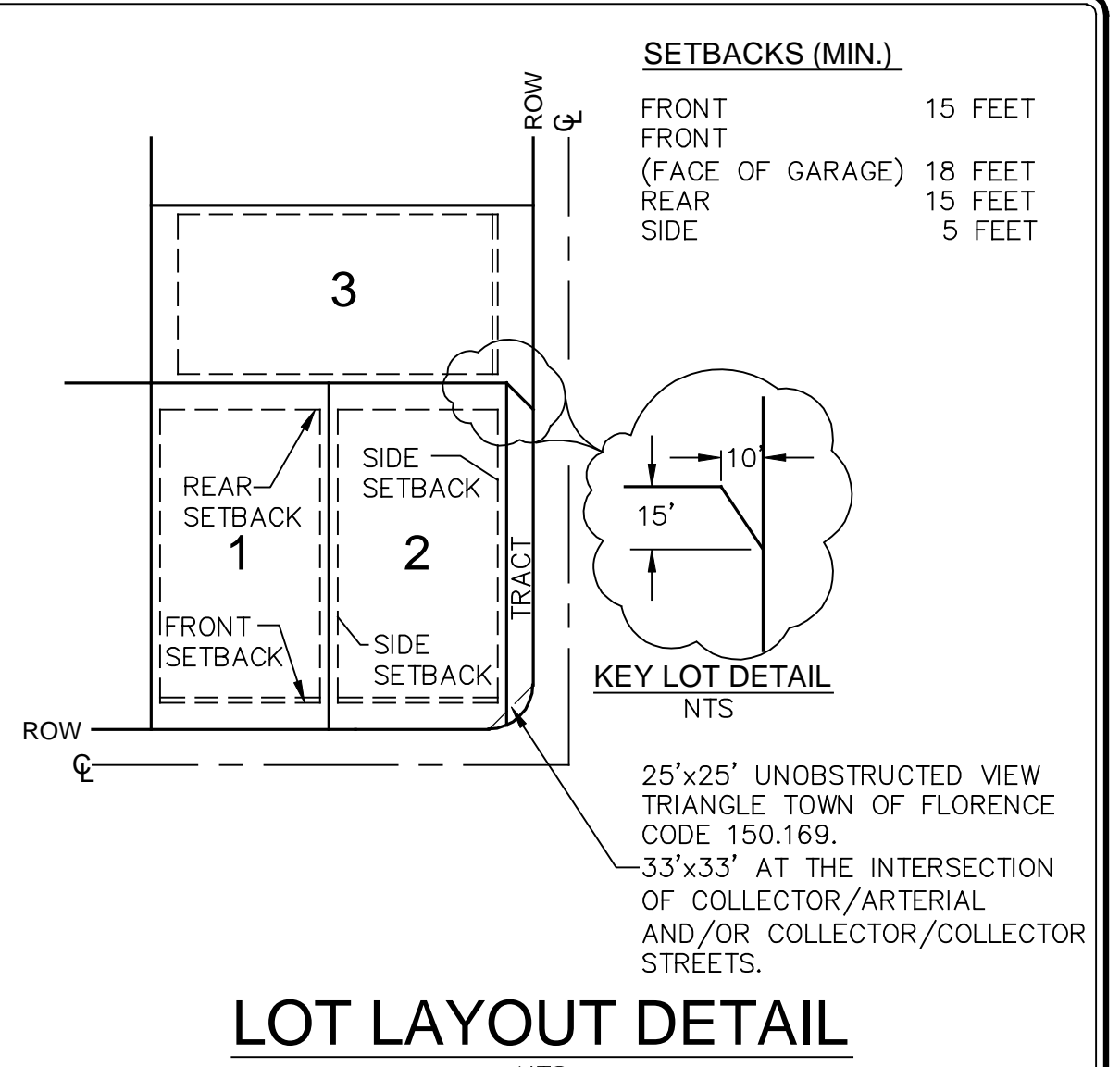
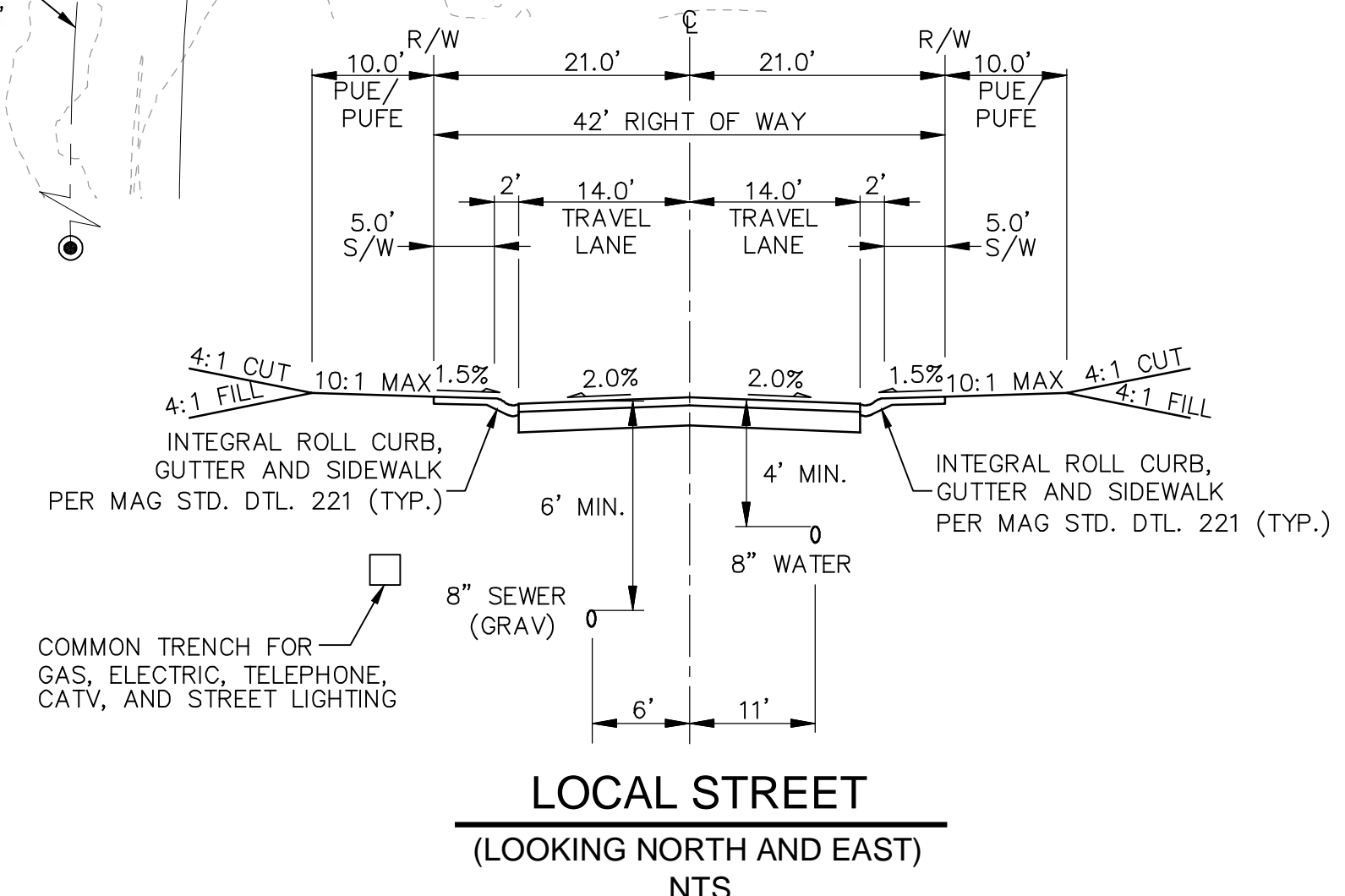
THENCE, NORTH 44 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF 396.70 FEET;

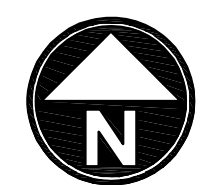
THENCE, SOUTH 45 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 115.00 FEET;

THENCE, NORTH 44 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF 12.62 FEET;

THENCE, SOUTH 45 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.8373 ACRES OR LESS.





SCALE: 1"= 40'

ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- ROW RIGHT OF WAY
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

NORTH 1/4 CORNER
SECTION 30
#5 REBAR w/2" AC,
LS 21065, FOUND

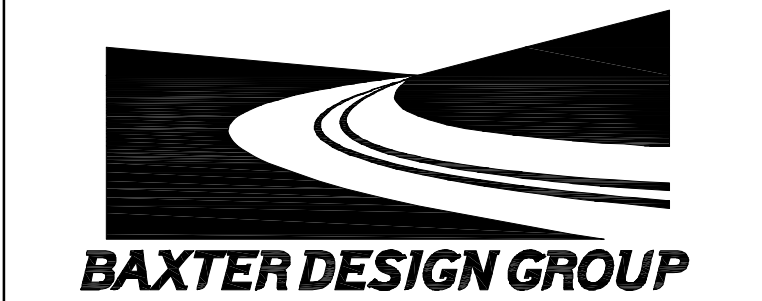
NORTHEAST CORNER
SECTION 30
#5 REBAR w/2" AC,
LS 21065, FOUND

EAST 1/4 CORNER
SECTION 30
1" GLO PIPE, FOUND



MATCH SHEET 4

| CURVE TABLE | | | |
|-------------|--------|--------|-----------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 47.12' | 30.00' | 90°00'00" |
| C2 | 47.12' | 30.00' | 90°00'00" |
| C3 | 39.27' | 25.00' | 90°00'00" |
| C4 | 39.27' | 25.00' | 90°00'00" |



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

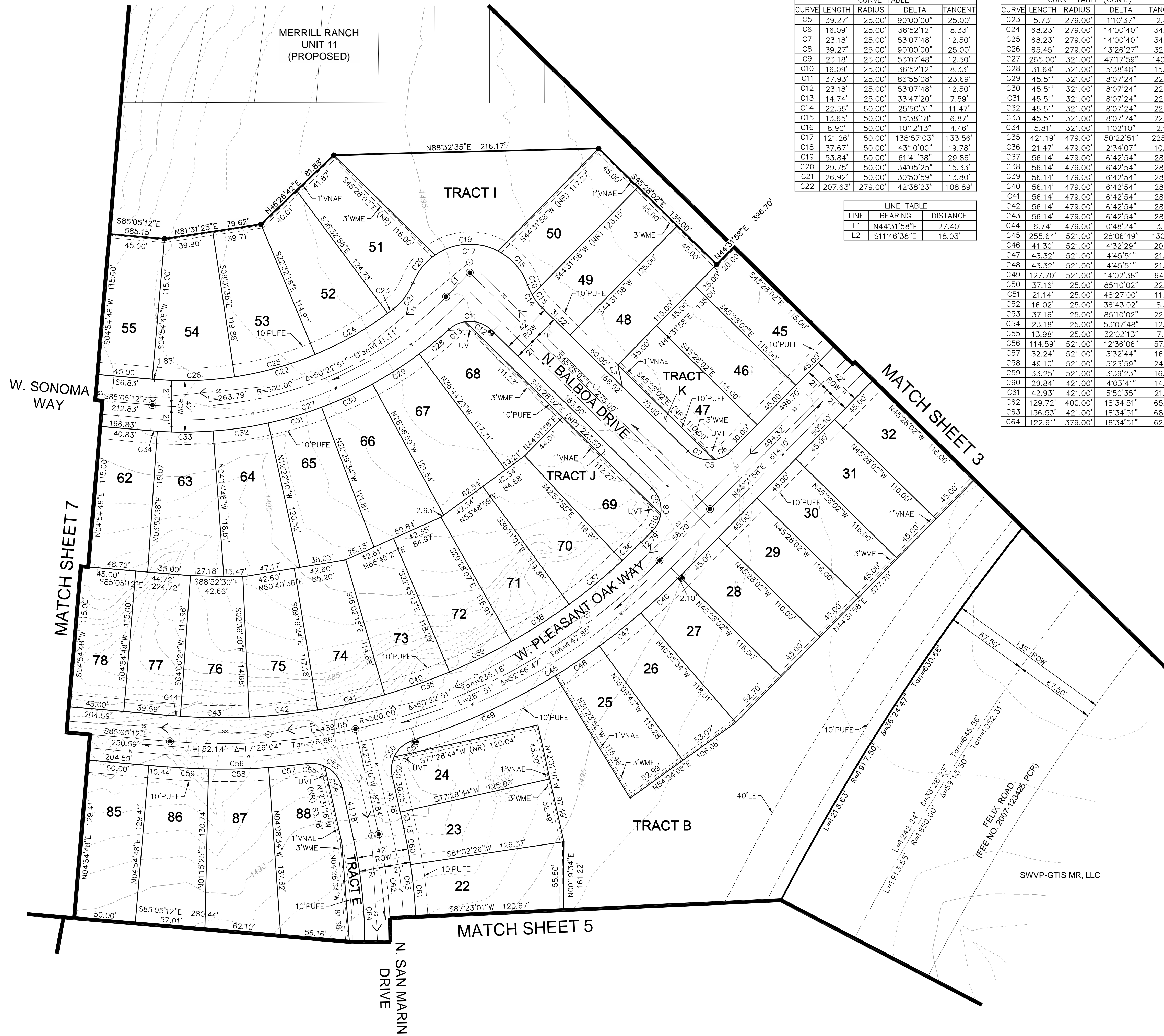
SWVP-GTIS MR, LLC MERRILL RANCH PRELIMINARY PLAT UNIT 10

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 10
LAYOUT SHEET
SHEET 3 OF 8

path: \\\13-SWVP-UNIT-10-SWVP-14-PLAT-Cad Drawing
file name: 742 SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: stasides

VERSION



| CURVE TABLE | | | | |
|-------------|---------|---------|------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
| C5 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C6 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C7 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C8 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C9 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C10 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C11 | 37.93' | 25.00' | 86°55'08" | 23.69' |
| C12 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C13 | 14.74' | 25.00' | 33°47'20" | 7.59' |
| C14 | 22.55' | 50.00' | 25°50'31" | 11.47' |
| C15 | 13.65' | 50.00' | 15°38'18" | 6.87' |
| C16 | 8.90' | 50.00' | 10°12'13" | 4.46' |
| C17 | 121.26' | 50.00' | 138°57'03" | 133.56' |
| C18 | 37.67' | 50.00' | 43°10'00" | 19.78' |
| C19 | 53.84' | 50.00' | 61°41'38" | 29.86' |
| C20 | 29.75' | 50.00' | 34°05'25" | 15.33' |
| C21 | 26.92' | 50.00' | 30°50'59" | 13.80' |
| C22 | 207.63' | 279.00' | 42°38'23" | 108.89' |

| CURVE TABLE (CONT.) | | | | |
|---------------------|---------|---------|-----------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
| C23 | 5.73' | 279.00' | 1°10'37" | 2.87' |
| C24 | 68.23' | 279.00' | 14°00'40" | 34.28' |
| C25 | 68.23' | 279.00' | 14°00'40" | 34.28' |
| C26 | 65.45' | 279.00' | 13°26'27" | 32.88' |
| C27 | 265.00' | 321.00' | 47°17'59" | 140.57' |
| C28 | 31.64' | 321.00' | 5°38'48" | 15.83' |
| C29 | 45.51' | 321.00' | 8°07'24" | 22.79' |
| C30 | 45.51' | 321.00' | 8°07'24" | 22.79' |
| C31 | 45.51' | 321.00' | 8°07'24" | 22.79' |
| C32 | 45.51' | 321.00' | 8°07'24" | 22.79' |
| C33 | 45.51' | 321.00' | 8°07'24" | 22.79' |
| C34 | 5.81' | 321.00' | 1°02'10" | 2.90' |
| C35 | 421.19' | 479.00' | 50°22'51" | 225.30' |
| C36 | 21.47' | 479.00' | 2°34'07" | 10.74' |
| C37 | 56.14' | 479.00' | 6°42'54" | 28.10' |
| C38 | 56.14' | 479.00' | 6°42'54" | 28.10' |
| C39 | 56.14' | 479.00' | 6°42'54" | 28.10' |
| C40 | 56.14' | 479.00' | 6°42'54" | 28.10' |
| C41 | 56.14' | 479.00' | 6°42'54" | 28.10' |
| C42 | 56.14' | 479.00' | 6°42'54" | 28.10' |
| C43 | 56.14' | 479.00' | 6°42'54" | 28.10' |
| C44 | 6.74' | 479.00' | 0°48'24" | 3.37' |
| C45 | 255.64' | 521.00' | 28°06'49" | 130.45' |
| C46 | 41.30' | 521.00' | 4°32'29" | 20.66' |
| C47 | 43.32' | 521.00' | 4°45'51" | 21.67' |
| C48 | 43.32' | 521.00' | 4°45'51" | 21.67' |
| C49 | 127.70' | 521.00' | 14°02'38" | 64.17' |
| C50 | 37.16' | 25.00' | 85°10'02" | 22.98' |
| C51 | 21.14' | 25.00' | 48°27'00" | 11.25' |
| C52 | 16.02' | 25.00' | 36°43'02" | 8.30' |
| C53 | 37.16' | 25.00' | 85°10'02" | 22.98' |
| C54 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C55 | 13.98' | 25.00' | 32°02'13" | 7.18' |
| C56 | 114.59' | 521.00' | 12°36'06" | 57.53' |
| C57 | 32.24' | 521.00' | 3°32'44" | 16.12' |
| C58 | 49.10' | 521.00' | 5°23'59" | 24.57' |
| C59 | 33.25' | 521.00' | 3°39'23" | 16.63' |
| C60 | 29.84' | 421.00' | 3°03'41" | 14.93' |
| C61 | 42.93' | 421.00' | 5°50'35" | 21.49' |
| C62 | 129.72' | 400.00' | 18°34'51" | 65.43' |
| C63 | 136.53' | 421.00' | 18°34'51" | 68.87' |
| C64 | 122.91' | 379.00' | 18°34'51" | 62.00' |

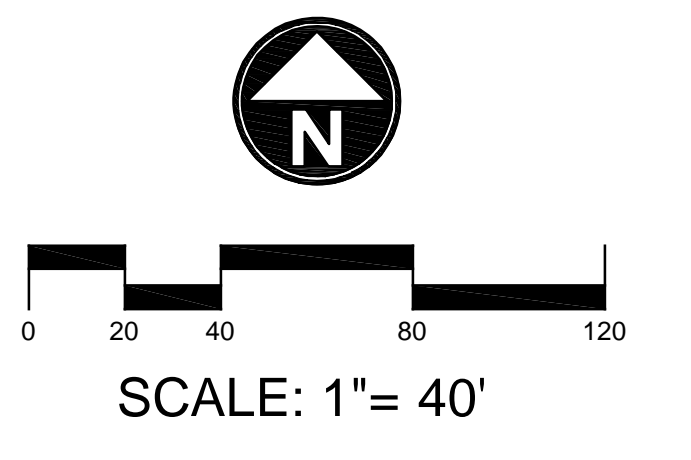
| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N44°31'58"E | 27.40' |
| L2 | S11°46'38"E | 18.03' |

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

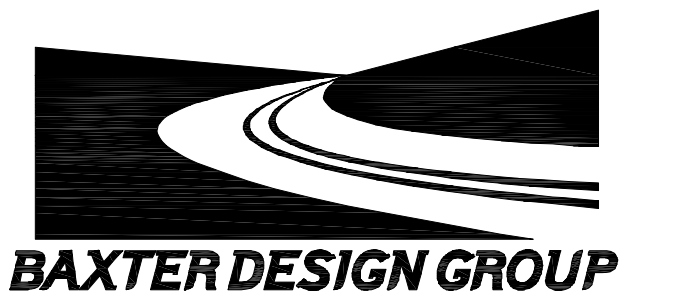
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



| | |
|--------------|------------------|
| DATE: | APRIL 25, 2017 |
| DESIGNED BY: | BDG |
| DRAWN BY: | STS |
| REVIEWED BY: | JWW |
| PROJECT: | |
| ISSUE: | PRELIMINARY PLAT |



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|------------|--|
| REVISIONS: | |
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**SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 10**

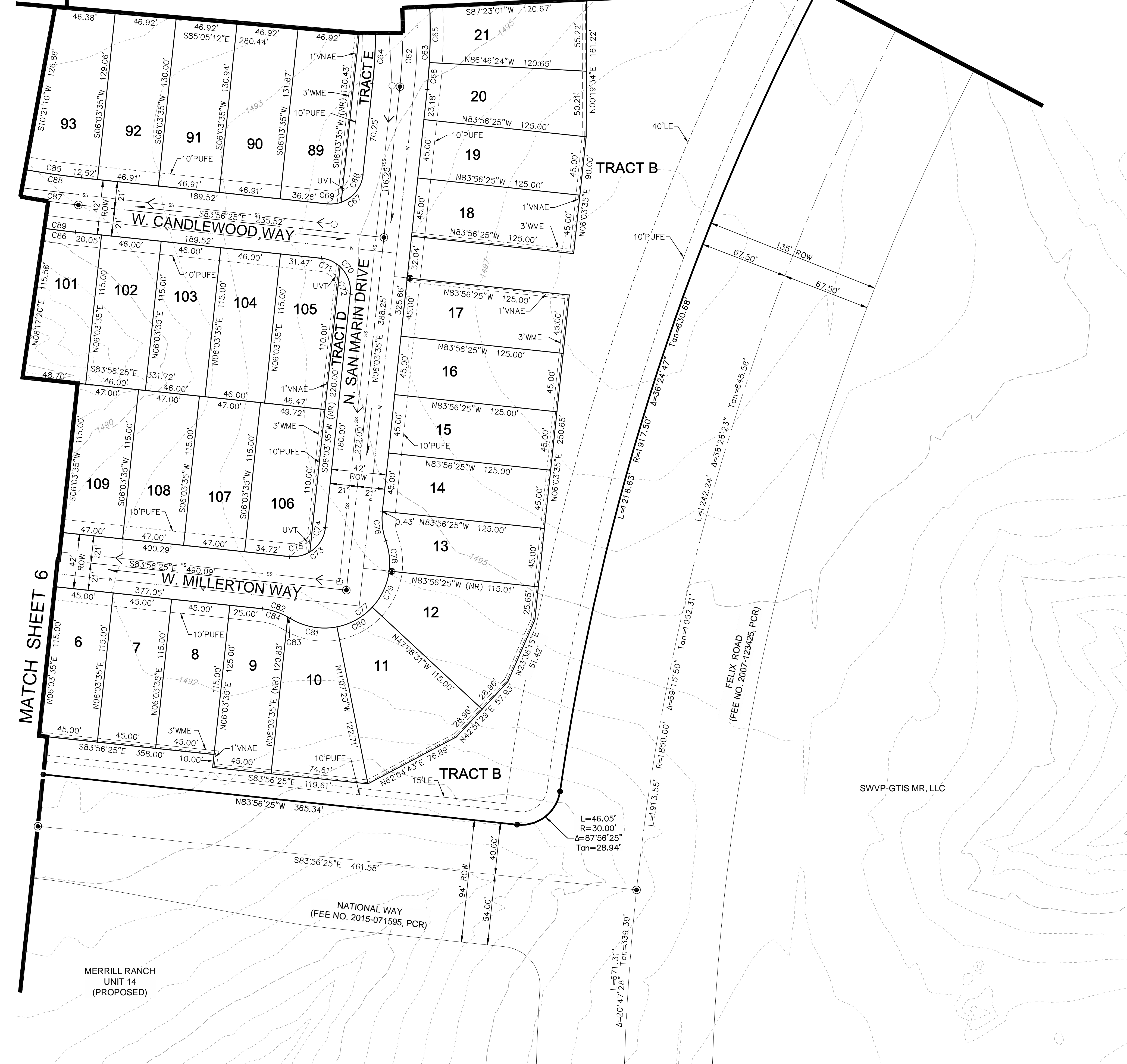
SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 10
LAYOUT SHEET
SHEET 4 OF 8**

path: 81013-SWVP-UNIT-10-SWVP-14-PLAT (Cad Drawing)
file name: 742 SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: swoodes

VERSION

MATCH SHEET 4

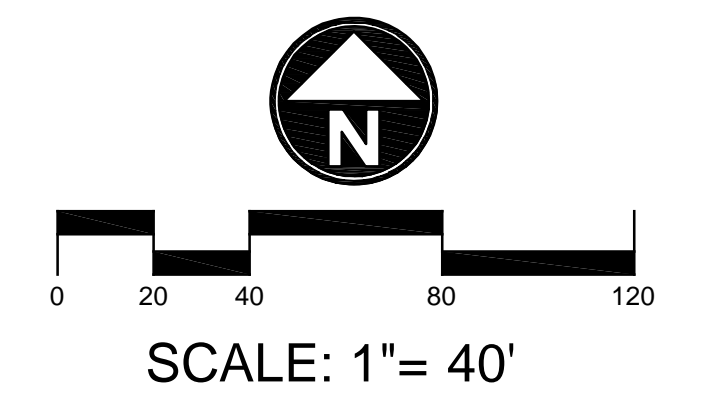


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 4" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

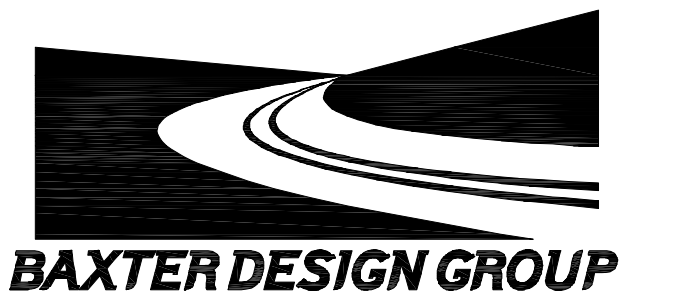
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|---------|---------|------------|---------|
| C62 | 129.72' | 400.00' | 18°34'51" | 65.43' |
| C63 | 136.53' | 421.00' | 18°34'51" | 68.87' |
| C64 | 122.91' | 379.00' | 18°34'51" | 62.00' |
| C65 | 42.93' | 421.00' | 5°50'35" | 21.49' |
| C66 | 20.82' | 421.00' | 2°49'59" | 10.41' |
| C67 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C68 | 28.27' | 25.00' | 64°47'36" | 15.86' |
| C69 | 11.00' | 25.00' | 25°12'24" | 5.59' |
| C70 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C71 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C72 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C73 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C74 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C75 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C76 | 22.55' | 50.00' | 25°50'31" | 11.47' |
| C77 | 123.64' | 50.00' | 141°41'02" | 143.92' |
| C78 | 23.53' | 50.00' | 26°57'45" | 11.99' |
| C79 | 31.13' | 50.00' | 35°40'40" | 16.09' |
| C80 | 31.43' | 50.00' | 36°01'10" | 16.26' |
| C81 | 37.55' | 50.00' | 43°01'26" | 19.71' |
| C82 | 22.55' | 50.00' | 25°50'31" | 11.47' |
| C83 | 1.98' | 50.00' | 2°15'50" | 0.99' |
| C84 | 20.58' | 50.00' | 23°34'41" | 10.44' |
| C85 | 43.38' | 579.00' | 4°17'35" | 21.70' |
| C86 | 24.16' | 621.00' | 2°13'45" | 12.08' |
| C87 | 110.76' | 600.00' | 10°34'35" | 55.54' |
| C88 | 106.88' | 579.00' | 10°34'35" | 53.59' |
| C89 | 114.63' | 621.00' | 10°34'35" | 57.48' |

REVISIONS:

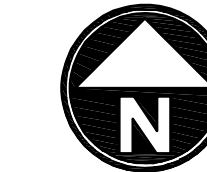
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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| | | |

SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 10
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 10
 LAYOUT SHEET
 SHEET 5 OF 8

path: 81013-SWVP-UNIT10-SWVP-14-PLAT (Cad Drawing)
 file name: 742 SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: sstades

VERSION



SCALE: 1"= 40'

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH C REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

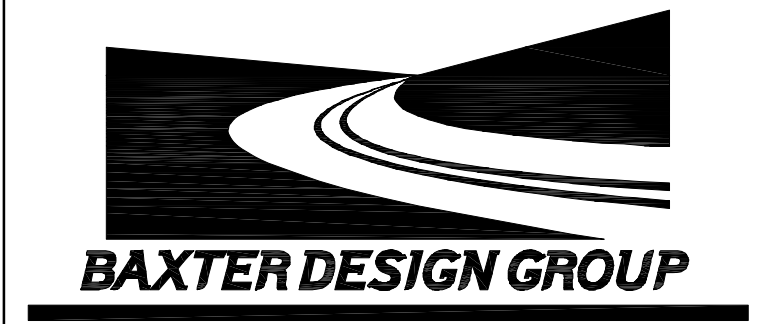
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

ABBREVIATIONS

| | |
|---------|---|
| (AC) | ACRE |
| AC | ALUMINUM CAP |
| BC | BRASS CAP |
| BK | BOOK |
| BOB | BASIS OF BEARING |
| C | CENTER LINE |
| DKT | DOCKET |
| FND | FOUND MONUMENT |
| GLO | GENERAL LAND OFFICE |
| IP | IRON PIPE |
| LE | LANDSCAPE EASEMENT |
| LS##### | LAND SURVEYORS REGISTRATION No. |
| (M) | MEASURED BEARING OR DISTANCE |
| MOL | MORE OR LESS |
| NO ID | NO IDENTIFICATION, (NO LS No.) |
| (NR) | INDICATES LINE IS NOT RADIAL TO CURVE |
| NTS | NOT TO SCALE |
| PCR | PINAL COUNTY RECORDER |
| PG | PAGE |
| PCHD | PINAL COUNTY HIGHWAY DEPARTMENT |
| POB | POINT OF BEGINNING |
| PUFE | PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT |
| R # E | RANGE LINE No. EAST |
| (R) | RECORD BEARING OR DISTANCE |
| (RB) | RADIAL BEARING |
| ROW | RIGHT OF WAY |
| SEC # | SECTION No. |
| SDE | STORM DRAIN EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| TOF | TOWN OF FLORENCE |
| T # S | TOWNSHIP LINE No. SOUTH |
| UON | UNLESS OTHERWISE NOTED |
| UVT | UNOBSTRUCTED VIEW TRIANGLE |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |

| CURVE TABLE | | | | |
|-------------|---------|----------|-----------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
| C87 | 110.76' | 600.00' | 10°34'35" | 55.54' |
| C88 | 106.88' | 579.00' | 10°34'35" | 53.59' |
| C89 | 114.63' | 621.00' | 10°34'35" | 57.48' |
| C90 | 58.36' | 579.00' | 5°46'31" | 29.21' |
| C91 | 5.14' | 579.00' | 0°30'30" | 2.57' |
| C92 | 43.58' | 621.00' | 4°01'16" | 21.80' |
| C93 | 3.31' | 621.00' | 0°18'20" | 1.66' |
| C94 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C95 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C96 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C97 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C98 | 10.15' | 25.00' | 23°15'59" | 5.15' |
| C99 | 29.12' | 25.00' | 66°44'01" | 16.46' |
| C100 | 29.96' | 1000.00' | 1°43'00" | 14.98' |
| C101 | 206.44' | 979.00' | 12°04'54" | 103.60' |
| C102 | 291.67' | 1021.00' | 16°22'05" | 146.84' |
| C103 | 23.74' | 1021.00' | 1°19'57" | 11.87' |
| C104 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C105 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C106 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C107 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C108 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C109 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C110 | 3.15' | 1021.00' | 0°10'36" | 1.57' |
| C111 | 38.61' | 25.00' | 88°29'41" | 24.35' |
| C112 | 25.99' | 25.00' | 59°33'21" | 14.30' |
| C113 | 12.63' | 25.00' | 28°56'20" | 6.45' |
| C114 | 41.80' | 25.00' | 95°47'30" | 27.66' |
| C115 | 18.61' | 25.00' | 42°39'41" | 9.76' |
| C116 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C117 | 46.53' | 30.00' | 88°51'47" | 29.41' |
| C118 | 50.41' | 2540.00' | 1°08'13" | 25.20' |
| C119 | 50.41' | 2540.00' | 1°08'13" | 25.20' |
| C120 | 46.53' | 30.00' | 88°51'47" | 29.41' |
| C121 | 10.79' | 579.00' | 1°04'04" | 5.39' |
| C122 | 53.84' | 579.00' | 5°19'39" | 26.94' |
| C123 | 118.46' | 579.00' | 11°43'22" | 59.44' |
| C124 | 122.76' | 600.00' | 11°43'22" | 61.60' |
| C125 | 127.06' | 621.00' | 11°43'22" | 63.75' |
| C139 | 43.58' | 621.00' | 4°01'14" | 21.80' |



| | |
|--------------|------------------|
| DATE: | APRIL 25, 2017 |
| DESIGNED BY: | BDG |
| DRAWN BY: | STS |
| REVIEWED BY: | JWW |
| PROJECT: | |
| ISSUE: | PRELIMINARY PLAT |



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|------------|--|
| REVISIONS: | |
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| | |

SWVP-GTIS MR, LLC MERRILL RANCH PRELIMINARY PLAT UNIT 10

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 10
LAYOUT SHEET
SHEET 6 OF 8

paths: 81013-SWVP-UNIT-10-SWVP-14-PLAT (Cad Drawing)
file name: 742 SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: sscodes



ANTHEM AT
MERRILL RANCH
UNIT 55
(PROPOSED)

TRACT A

TRACT B

MERRILL RANCH
UNIT 14
(PROPOSED)

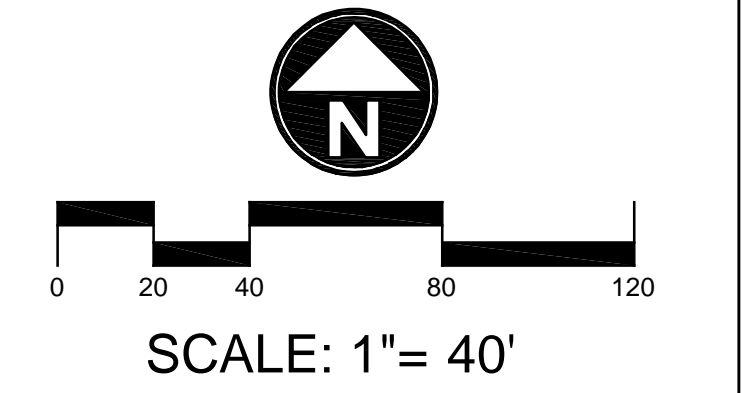
VERSION

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
-
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

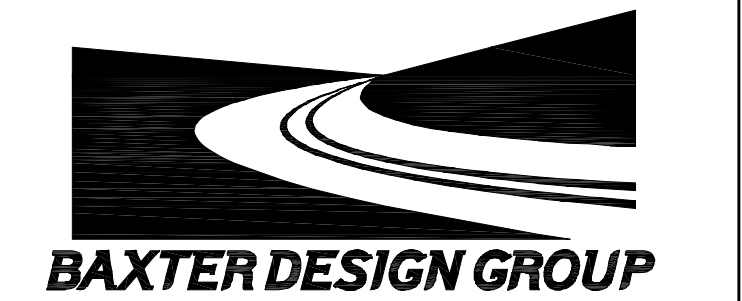
LINE LEGEND

-
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- ℄ CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



| | |
|--------------|------------------|
| DATE: | APRIL 25, 2017 |
| DESIGNED BY: | BDG |
| DRAWN BY: | STS |
| REVIEWED BY: | JWW |
| PROJECT: | |
| ISSUE: | PRELIMINARY PLAT |



REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |
| | |

| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|---------|---------|-----------|---------|
| C123 | 118.46' | 579.00' | 11°43'22" | 59.44' |
| C124 | 122.76' | 600.00' | 11°43'22" | 61.60' |
| C125 | 127.06' | 621.00' | 11°43'22" | 63.75' |
| C126 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C127 | 28.05' | 25.00' | 64°16'42" | 15.71' |
| C128 | 11.22' | 25.00' | 25°43'18" | 5.71' |
| C129 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C130 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C131 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C132 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C133 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C134 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C135 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C136 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C137 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C138 | 53.84' | 579.00' | 5°19'39" | 26.94' |

**SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 10**

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 10
LAYOUT SHEET
SHEET 7 OF 8**

path: R:\013-SWVP\UNIT10-SWVP-14-PLAT\CAD\Drawings\ 16 name: 742 SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: sscodes



VERSION

SE 1/4 SEC 19 NE 1/4 SEC 30 N89°55'26"W 2622.97'

NORTH 1/4 CORNER SECTION 30 #5 REBAR w/2" AC, LS 21065, FOUND

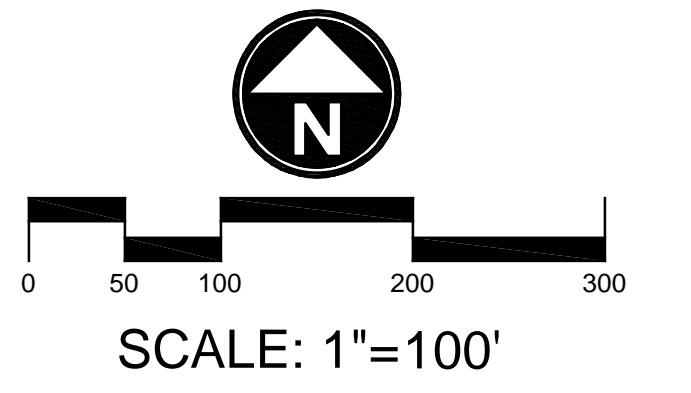
NORTHEAST CORNER SECTION 30 #5 REBAR w/2" AC, LS 21065, FOUND

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 4" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

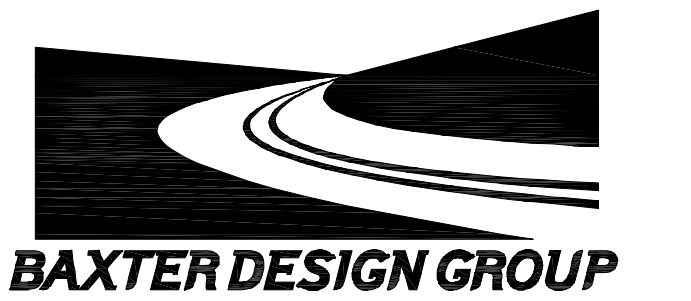
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- 1486 EXISTING CONTOUR
- 1486 PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

| | |
|---------|---|
| (AC) | ACRE |
| AC | ALUMINUM CAP |
| BC | BRASS CAP |
| BK | BOOK |
| BOB | BASIS OF BEARING |
| CL | CENTER LINE |
| DKT | DOCKET |
| FND | FOUND MONUMENT |
| GLO | GENERAL LAND OFFICE |
| IP | IRON PIPE |
| LE | LANDSCAPE EASEMENT |
| LS##### | LAND SURVEYORS REGISTRATION No. |
| (M) | MEASURED BEARING OR DISTANCE |
| MOL | MORE OR LESS |
| NO ID | NO IDENTIFICATION, (NO LS No.) |
| (NR) | INDICATES LINE IS NOT RADIAL TO CURVE |
| NTS | NOT TO SCALE |
| PCR | PINAL COUNTY RECORDER |
| PG | PAGE |
| PCHD | PINAL COUNTY HIGHWAY DEPARTMENT |
| POB | POINT OF BEGINNING |
| PUFE | PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT |
| R # E | RANGE LINE No. EAST |
| (R) | RECORD BEARING OR DISTANCE |
| (RB) | RADIAL BEARING |
| ROW | RIGHT OF WAY |
| SEC # | SECTION No. |
| SDE | STORM DRAIN EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| TOF | TOWN OF FLORENCE |
| T # S | TOWNSHIP LINE No. SOUTH |
| UON | UNLESS OTHERWISE NOTED |
| UVT | UNOBSTRUCTED VIEW TRIANGLE |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |

SWVP-GTIS MR, LLC MERRILL RANCH PRELIMINARY PLAT UNIT 10

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 10 RETENTION SHEET 8 OF 8

path: \\013-SWVP\UNITS\UNIT-10-SWVP-14-PLAT\CAD\Drawings\ 8/8 name: 742 SWVP UNIT 10 PP.dwg | plot date: April 25, 2017 | plotted by: sstevens



EAST 1/4 CORNER SECTION 30 1" GLO PIPE, FOUND

ANTHEM AT MERRILL RANCH UNIT 57 (PROPOSED)

ANTHEM AT MERRILL RANCH UNIT 55 (PROPOSED)

MERRILL RANCH UNIT 14 (PROPOSED)

MERRILL RANCH UNIT 11 (PROPOSED)

SWVP-GTIS MR, LLC

VERSION



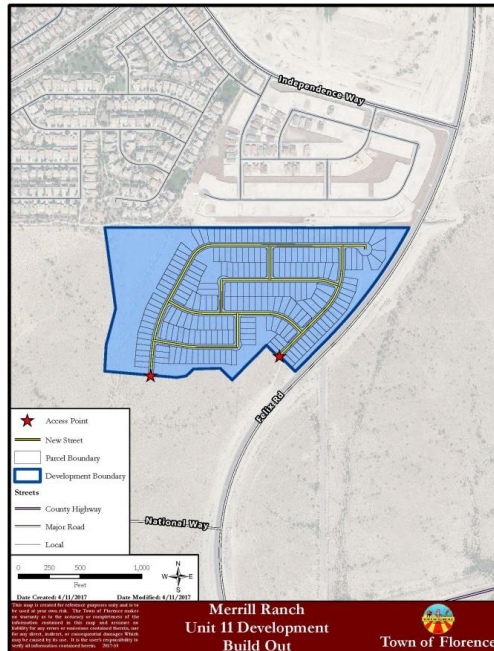
TOWN OF FLORENCE
Planning and Zoning Commission
Staff Report
June 1, 2017
Agenda Item (5B)

Project Name: Merrill Ranch Unit 11
Case Number: PZ-17-30
Project Type: Preliminary Plat
Property Owner: SWVP-GTIS MR, LLC
12790 El Camino Real Ste. 150
San Diego, CA 92130

Applicant/Agent: SWVP, LLC
ATTN: Justin Merritt
7600 E. doubletree Ranch Rd. Suite 130
Scottsdale, AZ 85250
jmerritt@swvp.com/480-363-7814

Location of Property: West of Felix Road between National Way and Independence Way
Parcel ID: Portion of 200-31-056G
Zoning: PUD R-1
Approved Density: 3.5/*4.10
Number of Lots: 219
Gross Acres: 53.41 +/-
Number of Tracts: 17

* Please note Anthem at Merrill Ranch is a PUD and its overall single-family residential density is 3.5 dwelling units per acre



Location of Preliminary Plat

REQUEST:

The applicant is requesting approval for a Preliminary Plat, Merrill Ranch, Unit 11 submitted by Southwest Value Partners. The property is located in the northwest corner of Felix Road and National Way.

Pursuant to the Land Development Code, Section 150.213 the following information must be provided on all Preliminary Plats.

REQUIREMENTS:

The following information for Preliminary Plats is required pursuant to Chapter 150 Development Code, Subdivisions, Part 2 Platting Procedures, Stage II Preliminary Plat Section 150.213 Information Required:

- (A) *Form of presentation.* The information hereinafter required as part of the preliminary plat submittal shall be shown graphically or by note on plans, or by letter and may comprise several sheets showing various elements of required data. All mapped data for the same plat shall be drawn at the same standard engineering scale, the scale having not more than 50 feet to an inch. Whenever practical, the scale shall be adjusted to produce an overall drawing measuring 24 inches by 36 inches.

Staff Analysis: Meets presentation requirements for mapped data on a scale of 40 feet to an inch on the layout pages and 120 feet to an inch on the index map.

- (B) *Identification and descriptive data.*
- (1) Proposed name of the subdivision and its location by section, township and range, a descriptive tie, including dimensions and bearing, to an acceptable government corner with full description of the corner, including accessories;
 - (2) Name, address and phone number of developer;
 - (3) Name, address and phone number of Engineer, surveyor, landscape architect or land planner preparing plat;
 - (4) Scale, north point and date of preparation including dates of any subsequent revisions; and
 - (5) A vicinity map which shall show the relationship of the proposed subdivision to main traffic arterials and any other facilities which might help to locate the subdivision. This map may be on the preliminary plat, but if this is not practical, then a separate map showing title, scale, north point and date shall be provided.

Staff Analysis: This Preliminary Plat meets identification and descriptive data as required. The engineer has provided a description of the boundaries using a metes and bounds legal description with a government corner. The names, addresses and phone numbers of those preparing the Plat are included on the first page together with a vicinity map and all other identification data.

- (C) *Existing conditions data.*
- (1) Topography by contours or spot elevations related to USGS survey datum, or other datum approved by the Town Engineer shown on the same map as the proposed subdivision layout. Contour interval shall be such as to adequately reflect the character and drainage of the land.
 - (2) Location of all existing water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features, direction of flow, location and extent of areas subject to inundation, whether the inundation be frequent, periodic or occasional.
 - (3) Location, widths and names of all platted streets, utility right-of-way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract. Three copies of a preliminary title report showing the above shall be submitted.

- (4) Name, book and page numbers of any recorded adjacent subdivisions having common boundary with the tract.
- (5) By note, the existing zoning classification of the subject tract and adjacent tracts.
- (6) By note, the acreage of the subject tract.
- (7) Boundaries of the tract to be subdivided shall be fully dimensioned.

Staff Analysis: The topography is provided based on U.S.C.G.S benchmark data identifying contour intervals. Locations of adjacent and proposed subdivisions are identified on the plans. Those subdivisions that have been recorded include the name, book and page numbers of the Pinal County Recorder's office. Information regarding the zoning and acreage of all tracts is included on the first page.

(D) *Proposed conditions data.*

- (1) Street layout including location, width and proposed names of public streets, alleys and pedestrian ways, connections to adjoining platted tract.
- (2) Typical lot dimensions (scaled), approximate dimensions of all corner lots and lots on curvilinear, sections of streets, each lot numbered individually, total number of lots.
- (3) Designation of all land to be dedicated or reserved for public use with use indicated.
- (4) If plat includes land for which multi-family, commercial or industrial use is proposed, the areas shall be clearly designated together with existing zoning classifications and status of zoning change, if any.
- (5) Three copies of any proposed restrictive covenants (deed restrictions) within five days after the preliminary plat is filed.

Staff Analysis: The Preliminary Plat meets all *proposed conditions data*. Streets included in this plat note the location, width, proposed names and dedication to the public. This plat is for single family residential as stated in the PUD documents. The covenants for this PUD have been filed.

(E) *Proposed utility methods.*

- (1) *Sewage disposal.* It shall be the responsibility of the developer to furnish the municipality the evidence as the municipality may require to its satisfaction as to design and operation of sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat.
- (2) *Water supply.* Evidence of adequate volume and quality satisfactory to the Water Department and the Engineering Department and substantiated by letter from the Water Department and Engineering Department or from a private water company, if appropriate.
- (3) *Stormwater drainage and disposal.* Preliminary drainage calculations and layout of proposed system and location of outlets, all subject to approval by the Town Engineer. Two copies of the drainage reports shall be submitted to the Town Engineer for review and approval.

Staff Analysis: Per Public Works, Fire and GIS, Preliminary Plat, Merrill Ranch, Unit 10 the applicant meets the requirements for the Merrill Ranch PUD and Town Code.

STAFF FINDING:

- The proposed Preliminary Plat is in conformance with the Merrill Ranch PUD and Town Code requirements.
- Merrill Ranch, Unit 11 meets the density and open space requirements of the Merrill Ranch PUD.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission **APPROVE** this Preliminary Plat, subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and Final Plats for the subject unit.

Attachments: Application
Preliminary Plat

APPLICATION FOR PRELIMINARY PLAT

PROJECT NAME: Merrill Ranch Unit-11

REQUEST TYPE: Preliminary Plat Time Extension
 Preliminary Plat Amendment

1. Property Owner: SWVP, LLC (Justin Merritt)
Address: 7600 E. Doubletree Ranch Rd. Suite 120
Scottsdale, AZ 85250
Phone: 480-363-7814 Fax: _____
Email: jmerritt@swvp.com

2. Applicant/Developer: Name: SWVP, LLC (Justin Merritt)
Address: 7600 E. Doubletree Ranch Rd. Suite 130
Scottsdale, AZ 85250
Phone: 480-363-7814 Fax: _____
Email: jmerritt@swvp.com

3. Address or Location of Property: Merrill Ranch, Florence, AZ

4. Tax Parcel Numbers: _____
Gross Acres: 53.4139 ac Number of Lots: 219
Zoning: PUD

 3/28/17
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE DATE

FOR STAFF USE ONLY:

| | |
|--------------------------|---------------------------------|
| CASE NO. _____ | APPLICATION DATE AND TIME _____ |
| PERMIT NO. _____ | FEE \$ _____ |
| P&Z HEARING DATE _____ | REVIEWED BY: _____ |
| RECOMMENDATION: APPROVAL | DISAPPROVAL |

PRELIMINARY PLAT MERRILL RANCH UNIT 11 (TOWN OF FLORENCE, AZ)

SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 30,
AND THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 9 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UTILITIES AND SERVICES

| | |
|----------------------|------------------------------------|
| GAS | SOUTHWEST GAS |
| SEWER | JOHNSON UTILITIES CO |
| WATER | JOHNSON UTILITIES CO |
| ELECTRIC | ARIZONA PUBLIC SERVICE (APS) |
| TELEPHONE | CENTURY LINK COMMUNICATIONS |
| SOLID WASTE DISPOSAL | TOWN OF FLORENCE |
| CABLE | COX/QWEST COMMUNICATIONS |
| POLICE | TOWN OF FLORENCE POLICE DEPARTMENT |
| FIRE AND AMBULANCE | TOWN OF FLORENCE FIRE DEPARTMENT |
| SCHOOLS | FLORENCE UNIFIED SCHOOL DISTRICT |

WATER AND SEWER SERVICE CERTIFICATION

MERRILL RANCH UNIT 11 IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, 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 SAID COMPANY AS EVIDENCED BY JOHNSON UTILITIES DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PRELIMINARY PLAT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF THIS SUBDIVISION AND OWNED AND MAINTAINED BY JOHNSON UTILITIES, L.L.C.

JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

_____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

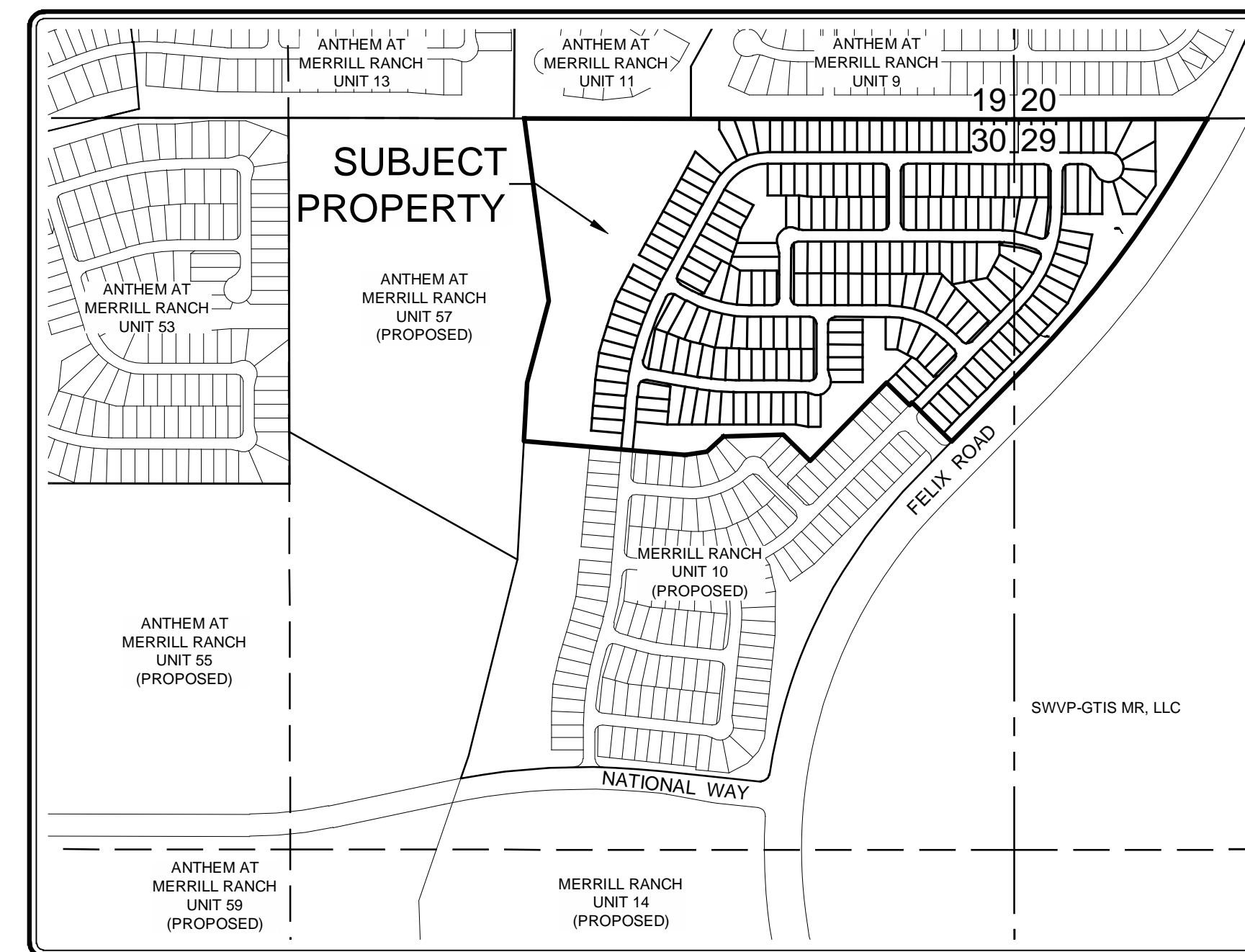
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____.

MERRILL RANCH COMMUNITY FACILITIES DISTRICT

NOTWITHSTANDING THE FOREGOING, THE OWNERS HEREBY RESERVE ANY AND ALL INTERESTS IN INFRASTRUCTURE-RELATED REAL PROPERTY. THE RESERVATION OF SUCH INTERESTS IS ONLY TO THE EXTENT NECESSARY TO ACCOMMODATE THE DISTRICT'S ACQUISITION OF, AND PAYMENT TO THE OWNERS FOR, SUCH INTERESTS AND ANY RELATED PUBLIC INFRASTRUCTURE AS CONTEMPLATED BY THE DEVELOPMENT AGREEMENT AND THE PRE-ANNEXATION AGREEMENT. AFTER SUCH ACQUISITION BY THE DISTRICT, THE OWNERS WILL NO LONGER OWN SUCH INTERESTS. FOR PURPOSES OF THE FOREGOING, (A) "OWNERS" MEANS, COLLECTIVELY, PULTE HOME CORPORATION, A MICHIGAN CORPORATION, TOGETHER WITH SUCCESSORS AND ASSIGNS PURSUANT TO THE DEVELOPMENT AGREEMENT; (B) "INFRASTRUCTURE-RELATED REAL PROPERTY" MEANS ANY AND ALL OF THE FOREGOING REAL PROPERTY (I) ON OR OTHERWISE APPURTENANT TO WHICH ANY "PUBLIC INFRASTRUCTURE" (AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED) HAS BEEN OR IS TO BE CONSTRUCTED, (II) WHICH ITSELF IS OR IS TO BECOME SUCH PUBLIC INFRASTRUCTURE, OR (III) THE ACQUISITION OF WHICH WOULD CONSTITUTE A "PUBLIC INFRASTRUCTURE PURPOSE" (AS SUCH TERM IS DEFINED IN SUCH SECTION); (C) "PRE-ANNEXATION AGREEMENT" MEANS THE PRE-ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED AS FEE NUMBER DOCUMENT 2003-086513 ON THE OFFICIAL RECORDS OF THE PINAL COUNTY RECORDER; (D) "DISTRICT" MEANS THE COMMUNITY FACILITIES DISTRICT TO BE FORMED HEREAFTER BY THE TOWN OF FLORENCE, ARIZONA (THE "MUNICIPALITY") AND PRESENTLY ANTICIPATED TO BE KNOWN AS "MERRILL RANCH COMMUNITY FACILITIES DISTRICT NO. 1," AS CONTEMPLATED BY THE PRE-ANNEXATION AGREEMENT; AND (E) "DEVELOPMENT AGREEMENT" MEANS THE DEVELOPMENT AGREEMENT TO BE ENTERED INTO AMONG THE OWNERS, THE MUNICIPALITY, AND THE DISTRICT.



SHEET INDEX

| SHEET NO. | CONTENTS |
|-----------|-----------------------------|
| 1 | COVER SHEET |
| 2 | INDEX MAP/LEGAL DESCRIPTION |
| 3 | UNIT 11 LAYOUT |
| 4 | UNIT 11 LAYOUT |
| 5 | UNIT 11 LAYOUT |
| 6 | UNIT 11 LAYOUT |
| 7 | UNIT 11 LAYOUT |
| 8 | UNIT 11 LAYOUT |
| 9 | UNIT 11 LAYOUT |
| 10 | UNIT 11 RETENTION |

TRACT AREA TABLE

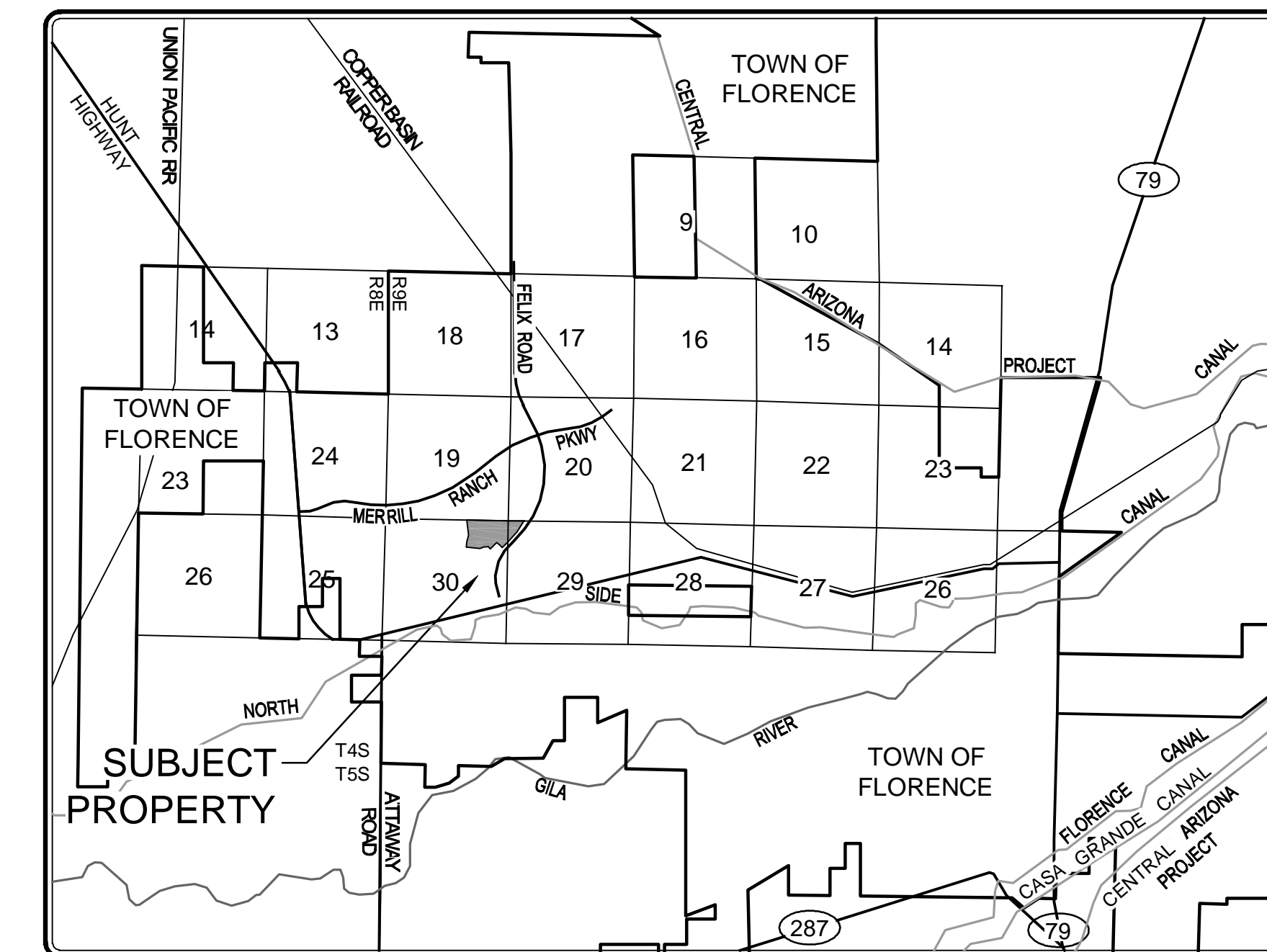
| TRACT | AREA (AC) | USAGE |
|---------|-----------|---|
| TRACT A | 10.3965 | LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION |
| TRACT B | 2.4887 | LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION |
| TRACT C | 0.0220 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT D | 0.1168 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT E | 0.0477 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT F | 0.0235 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT G | 0.0233 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT H | 0.0477 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT I | 0.0247 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT J | 0.0268 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT K | 0.8712 | LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION |
| TRACT L | 0.0500 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT M | 0.0500 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT N | 0.0356 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT O | 0.0609 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT P | 0.0391 | LANDSCAPE, DRAINAGE & PUBLIC UTILITY EASEMENT |
| TRACT Q | 2.6353 | LANDSCAPE, DRAINAGE, STORM DRAIN, PUBLIC UTILITY EASEMENT & RETENTION |

COUNTY RIGHT-OF-WAY EASEMENT ABANDONED AS PART OF THIS RECORDING

| PCR No. | AREA (AC) | USAGE |
|----------------------|-----------|---|
| DKT 375, PG 572, PCR | 1.1949 | COUNTY RIGHT-OF-WAY NW 1/4 SEC 29, T4S, R9E |
| DKT 375, PG 572, PCR | 2.0373 | COUNTY RIGHT-OF-WAY NE 1/4 SEC 30, T4S, R9E |

GENERAL NOTES

- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ANTHEM AT MERRILL RANCH.
- STORM WATER RETENTION VOLUMES REQUIRED BY THE DRAINAGE ORDINANCE SHALL BE MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES SHALL NOT BE CHANGED WITHOUT PRIOR TOWN APPROVAL.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT. (SEE SHEET 2 FOR DETAIL)
- TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE TOWN OF FLORENCE AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF FLORENCE AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL PROPERTY LINES SHOWN INTERSECTING AN ARC ARE TO BE ASSUMED RADIAL, UNLESS NOTED AS NON-RADIAL (NR).
- POSITIONAL TOLERANCE FOR COMMON WALLS IS +/-1.00 FOOT FROM COMMON PROPERTY LINE.



BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, (THE NORTHEAST CORNER BEING A FOUND A #5 REBAR W/2" AC, LS 20165 AND THE EAST QUARTER CORNER BEING A FOUND 1" GLO PIPE), TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA; BEARING BEING S00°00'11"E. HORIZONTAL DISTANCE BETWEEN MONUMENTS BEING 2642.15'.

BENCHMARK

PROJECT DATUM: NAVD 1988
U.S.C.G.S. BENCHMARK IDENTIFIED AS "P 68", LOCATED APPROX. 0.10 MILES SOUTHEAST OF THE INTERSECTION OF FELIX ROAD AND THE UNION PACIFIC RAILROAD, BEING 27 FEET WEST OF MILEPOST 954. ELEVATION BEING 1518.52 (PUBLISHED NAVD88).
ELEVATION BEING 1516.62 (NGVD 29)
SEE NGS DATASHEET FOR RECOVERY.

U.S.C.G.S. BENCHMARK IDENTIFIED AS "V 282", 2.8 KM (1.75 MI) NORTHERLY ALONG U.S. HIGHWAY 89 (PINAL PARKWAY) FROM THE JUNCTION OF STATE HIGHWAY 287 (BUTTE AVENUE) IN FLORENCE, THENCE 4.9 KM (3.05 MI) WESTERLY ALONG HUNT HIGHWAY, THENCE 0.5 KM (0.30 MI) NORTHWESTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, IN TOP OF AND 0.5 M (1.6 FT) SOUTHEAST OF THE NORTHWEST END OF THE NORTHEAST CONCRETE HEADWALL OF A CULVERT, 0.1 KM (0.05 MI) SOUTHEAST OF MILEPOST 956, 3.3 M (10.8 FT) NORTHEAST OF THE NEAR RAIL, AND 1.2 M (3.9 FT) BELOW THE LEVEL OF THE TRACK. ELEVATION BEING 1513.87 (PUBLISHED NAVD88)
ELEVATION BEING 1511.95 (NGVD 29)
SEE NGS DATASHEET FOR RECOVERY.

TOWN OF FLORENCE BENCHMARKS (NGVD 29)
No. 23, GLO BRASS CAP "1928"; W/4 COR SEC 26; T4S, R9E; Elev.= 1488.98; NOV. 2004

PLANNED UNIT DEVELOPMENT

| EXISTING ZONING | PUD R-1 |
|-----------------------------------|---|
| GROSS AREA | 53.4139 ACRES |
| RIGHT-OF-WAY AREA | 7.0280 ACRES |
| NET AREA | 46.3859 ACRES |
| TOTAL MILES, PUBLIC STREETS | 1.3613 MILES |
| TOTAL AREA, PUBLIC OPEN SPACE | 16.9597 ACRES |
| TOTAL NO. DWELLING UNITS PROPOSED | 219 UNITS |
| MINIMUM LOT AREA PROPOSED | 5,151 SQ. FT. 0.1183 (AC) (LOT No. 179) |
| MAXIMUM LOT AREA PROPOSED | 13,071 SQ. FT. 0.3001 (AC) (LOT No. 26) |
| AVERAGE LOT AREA PROPOSED | 5,858 SQ. FT. |
| OVERALL PROPOSED DENSITY | 4.1000 D.U./ACRE |

TABLE OF REQUIREMENTS

| SETBACKS | |
|-------------------------|------------|
| FRONT | 15 FT. |
| FRONT (FACE OF GARAGE) | 18 FT. |
| REAR | 15 FT. |
| SIDE | 5 FT. |
| MINIMUM LOT WIDTH | 40 FT. |
| MAXIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 4,950 S.F. |

PUBLIC UTILITY FACILITY EASEMENT

A PUBLIC UTILITY FACILITY EASEMENT WOULD BE LAND DEDICATED FOR INSTALLATION OF FACILITIES OVERHEAD AND UNDERGROUND, FURNISHED FOR USE BY THE PUBLIC. THIS TYPE OF EASEMENT MAY BE USED TO DEDICATE INGRESS TO PROPERTY, AS IN PRIVATE STREET SUBDIVISIONS. ALSO INCLUDED ARE IMPROVEMENTS SUCH AS STREETLIGHTS, TRAFFIC SIGNALS DEVICES, SIDEWALKS, AND FLOOD CONTROL. THESE FACILITIES MAY BE OWNED AND OPERATED BY THE MUNICIPALITY OR DULY AUTHORIZED BY STATE AND MUNICIPAL REGULATIONS.

DEVELOPER / OWNER SWVP-GTIS MR, LLC

7505 E. SIXTH AVE., STE. 100
SCOTTSDALE, AZ 85251

SURVEYOR BAXTER DESIGN GROUP

7580 N. DOBSON ROAD, SUITE 200
SCOTTSDALE, AZ 85256
480.818.6001



DATE: APRIL 25, 2017
DESIGNED BY: BDG
DRAWN BY: STS
REVIEWED BY: JWW
PROJECT:
ISSUE: PRELIMINARY PLAT



REVISIONS:

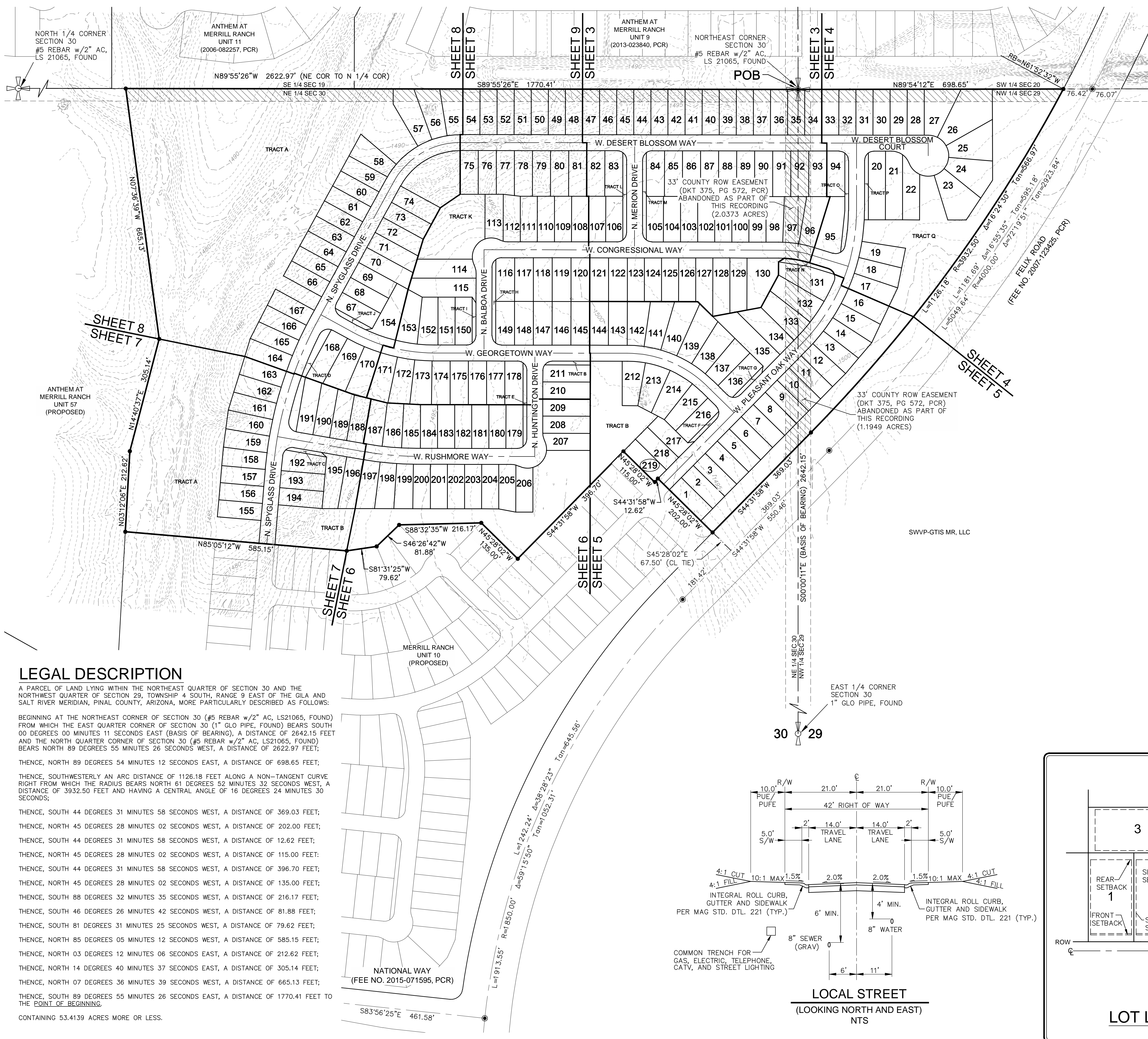
SWVP-GTIS MR, LLC MERRILL RANCH PRELIMINARY PLAT UNIT 11

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
AND THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 11
COVER SHEET
SHEET 1 OF 10

path: 8\013-SWVP-UNIT11-PP.dwg | plot date: April 25, 2017 | plotted by: ssoside

VERSION

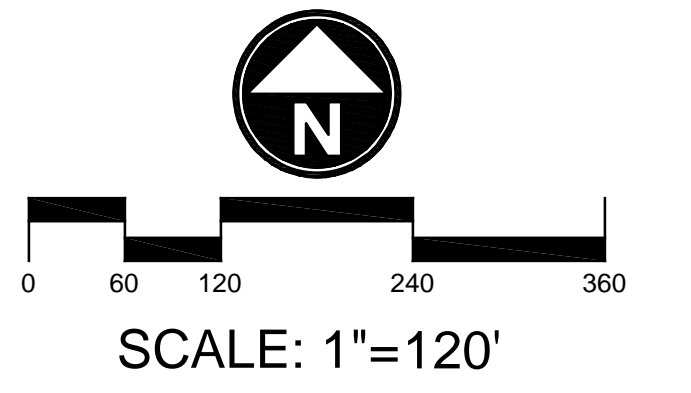


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

| | |
|---------|---|
| (AC) | ACRE |
| AC | ALUMINUM CAP |
| BC | BRASS CAP |
| BK | BOOK |
| BOB | BASIS OF BEARING |
| CL | CENTER LINE |
| DKT | DOCKET |
| FND | FOUND MONUMENT |
| GLO | GENERAL LAND OFFICE |
| IP | IRON PIPE |
| LE | LANDSCAPE EASEMENT |
| LS##### | LAND SURVEYORS REGISTRATION No. |
| (M) | MEASURED BEARING OR DISTANCE |
| MOL | MORE OR LESS |
| NO ID | NO IDENTIFICATION, (NO LS No.) |
| (NR) | INDICATES LINE IS NOT RADIAL TO CURVE |
| NTS | NOT TO SCALE |
| PCR | PINAL COUNTY RECORDER |
| PG | PAGE |
| PCHD | PINAL COUNTY HIGHWAY DEPARTMENT |
| POB | POINT OF BEGINNING |
| PUFE | PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT |
| R # E | RANGE LINE No. EAST |
| (R) | RECORD BEARING OR DISTANCE |
| (RB) | RADIAL BEARING |
| ROW | RIGHT OF WAY |
| SEC # | SECTION No. |
| SDE | STORM DRAIN EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| TOF | TOWN OF FLORENCE |
| T # S | TOWNSHIP LINE No. SOUTH |
| UON | UNLESS OTHERWISE NOTED |
| UVT | UNOBSTRUCTED VIEW TRIANGLE |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |

LEGAL DESCRIPTION

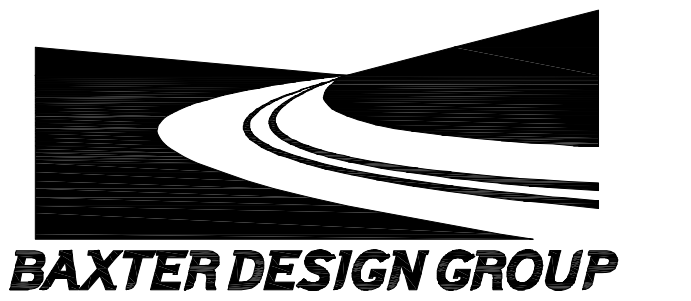
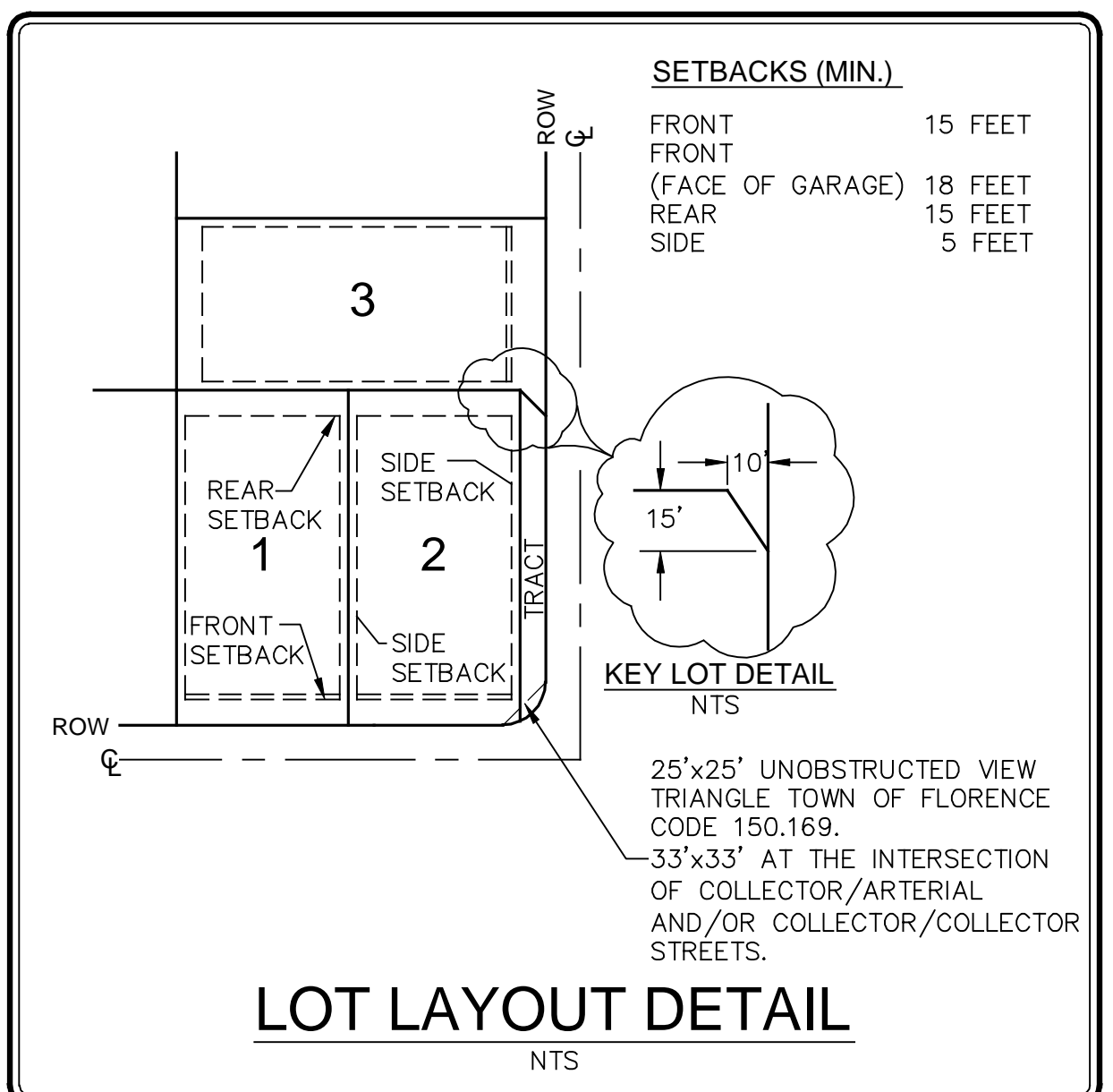
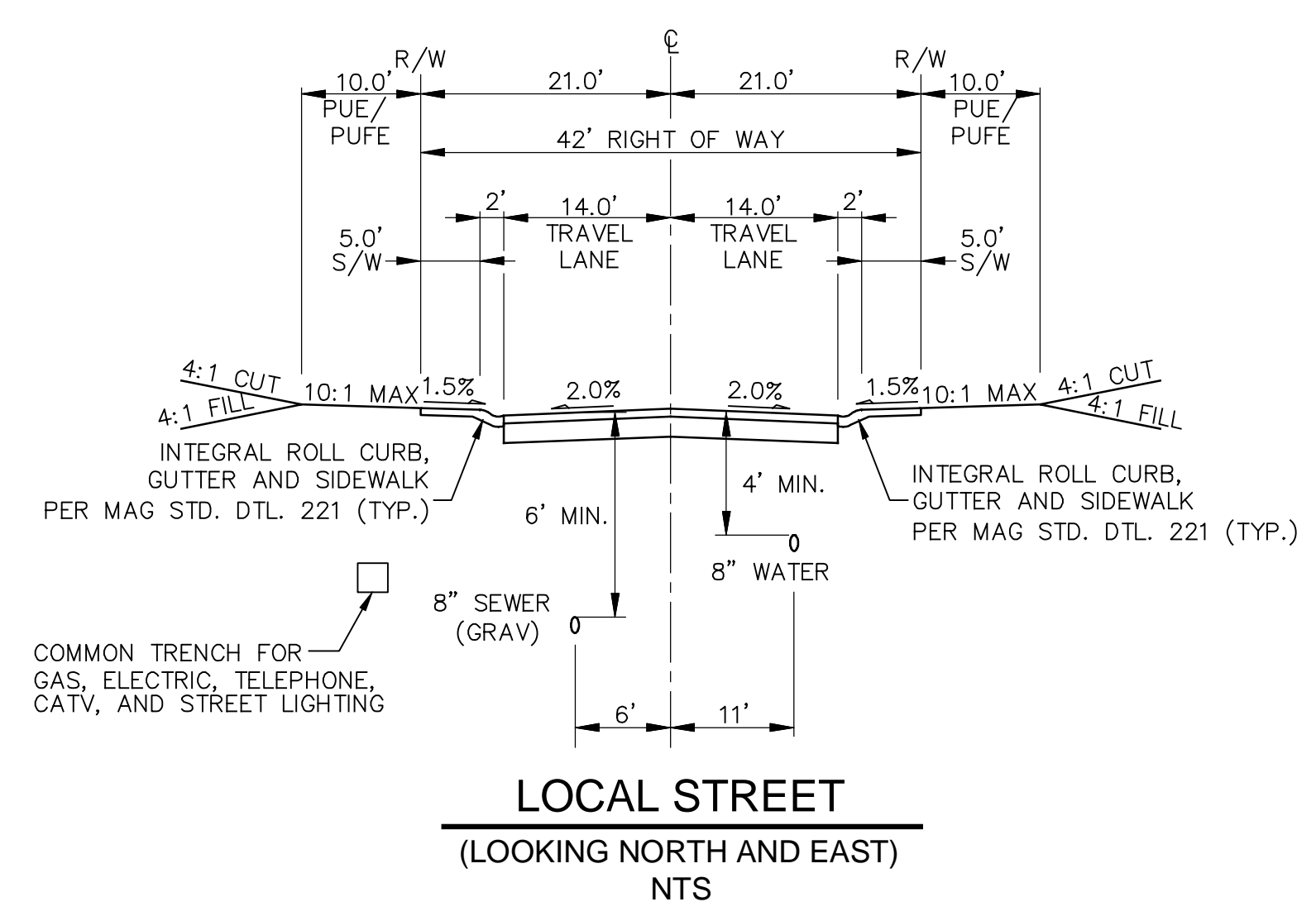
A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 30 (#5 REBAR w/2" AC, LS21065, FOUND) FROM WHICH THE EAST QUARTER CORNER OF SECTION 30 (1" GLO PIPE, FOUND) BEARS SOUTH 00 DEGREES 00 MINUTES 11 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2642.15 FEET AND THE NORTH QUARTER CORNER OF SECTION 30 (#5 REBAR w/2" AC, LS21065, FOUND) BEARS NORTH 89 DEGREES 55 MINUTES 26 SECONDS WEST, A DISTANCE OF 2622.97 FEET;

THENCE, NORTH 89 DEGREES 54 MINUTES 12 SECONDS EAST, A DISTANCE OF 698.65 FEET; THENCE, SOUTHWESTERLY AN ARC DISTANCE OF 1126.18 FEET ALONG A NON-TANGENT CURVE RIGHT FROM WHICH THE RADIUS BEARS NORTH 61 DEGREES 52 MINUTES 32 SECONDS WEST, A DISTANCE OF 3932.50 FEET AND HAVING A CENTRAL ANGLE OF 16 DEGREES 24 MINUTES 30 SECONDS;

THENCE, SOUTH 44 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF 369.03 FEET; THENCE, NORTH 45 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 202.00 FEET; THENCE, SOUTH 44 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF 12.62 FEET; THENCE, NORTH 45 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 115.00 FEET; THENCE, SOUTH 44 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF 396.70 FEET; THENCE, NORTH 45 DEGREES 28 MINUTES 02 SECONDS WEST, A DISTANCE OF 135.00 FEET; THENCE, SOUTH 88 DEGREES 32 MINUTES 35 SECONDS WEST, A DISTANCE OF 216.17 FEET; THENCE, SOUTH 46 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 81.88 FEET; THENCE, SOUTH 81 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 79.62 FEET; THENCE, NORTH 85 DEGREES 05 MINUTES 12 SECONDS WEST, A DISTANCE OF 585.15 FEET; THENCE, NORTH 03 DEGREES 12 MINUTES 06 SECONDS EAST, A DISTANCE OF 212.62 FEET; THENCE, NORTH 14 DEGREES 40 MINUTES 37 SECONDS EAST, A DISTANCE OF 305.14 FEET; THENCE, NORTH 07 DEGREES 36 MINUTES 39 SECONDS WEST, A DISTANCE OF 665.13 FEET; THENCE, SOUTH 89 DEGREES 55 MINUTES 26 SECONDS EAST, A DISTANCE OF 1770.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.4139 ACRES MORE OR LESS.



| | |
|--------------|------------------|
| DATE: | APRIL 25, 2017 |
| DESIGNED BY: | BDG |
| DRAWN BY: | SJS |
| REVIEWED BY: | JWW |
| PROJECT: | |
| ISSUE: | PRELIMINARY PLAT |



REVISIONS:

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SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 11
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 11
INDEX MAP
SHEET 2 OF 10

path: 4113-SWVP-UNIT11-SWVP-14-PLAT-Cad Drawing
 file name: 742 SWVP UNIT 11 PP.dwg | plot date: April 25, 2017 | plotted by: sjs

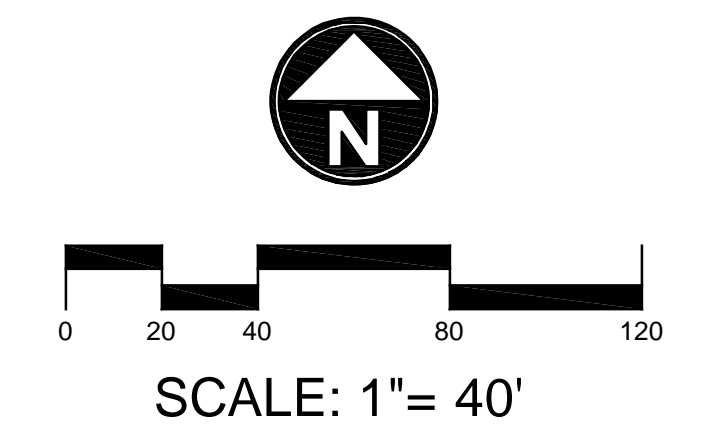
VERSION

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 6" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

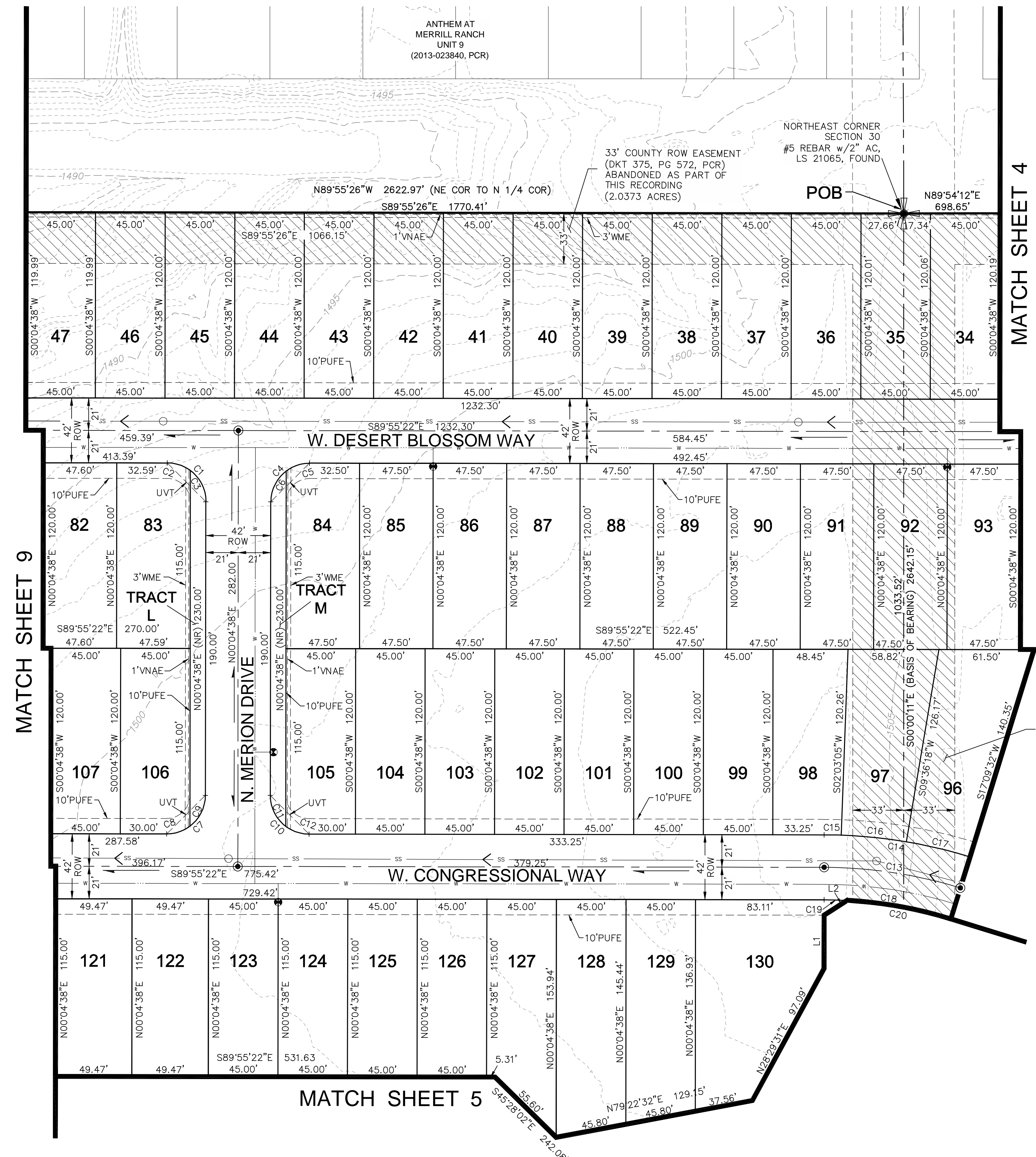
LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
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- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N00°04'38"E | 34.56' |
| L2 | N57°28'03"E | 17.81' |

| CURVE TABLE | | | | |
|-------------|--------|---------|-----------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
| C1 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C2 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C3 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C4 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C5 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C6 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C7 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C8 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C9 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C10 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C11 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C12 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C13 | 89.44' | 300.00' | 17°04'53" | 45.05' |
| C14 | 95.70' | 321.00' | 17°04'53" | 48.21' |
| C15 | 11.06' | 321.00' | 1°58'27" | 5.53' |
| C16 | 42.32' | 321.00' | 7°33'13" | 21.19' |
| C17 | 42.32' | 321.00' | 7°33'13" | 21.19' |
| C18 | 83.18' | 279.00' | 17°04'53" | 41.90' |
| C19 | 15.01' | 279.00' | 3°04'55" | 7.51' |
| C20 | 68.17' | 279.00' | 13°59'59" | 34.26' |



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT: SWWP-GTIS MR, LLC MERRILL RANCH PRELIMINARY PLAT UNIT 11
 ISSUE: PRELIMINARY PLAT



REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
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| | |

**SWWP-GTIS MR, LLC
 MERRILL RANCH
 PRELIMINARY PLAT UNIT 11**
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
 AND THE NORTHWEST 1/4 OF SECTION 29,
 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
 GILA AND SALT RIVER MERIDIAN,
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 11
 LAYOUT SHEET
 SHEET 3 OF 10**

path: \13-SWWP-UNIT-11-SWWP-14-PLAT-Cad Drawing.dwg
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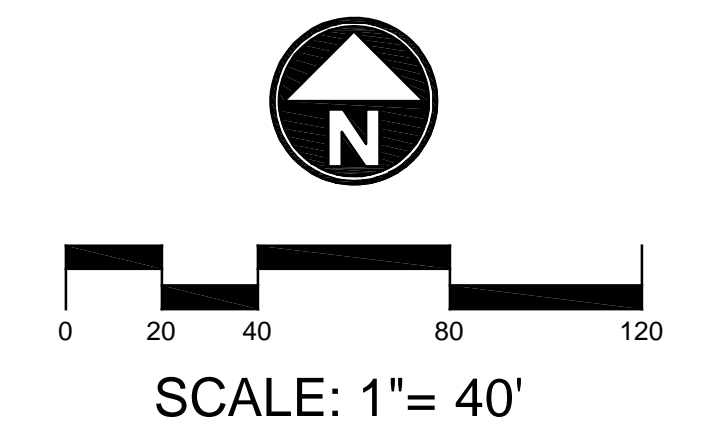
VERSION

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 4" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
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ABBREVIATIONS

- (AC) ACRE
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DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



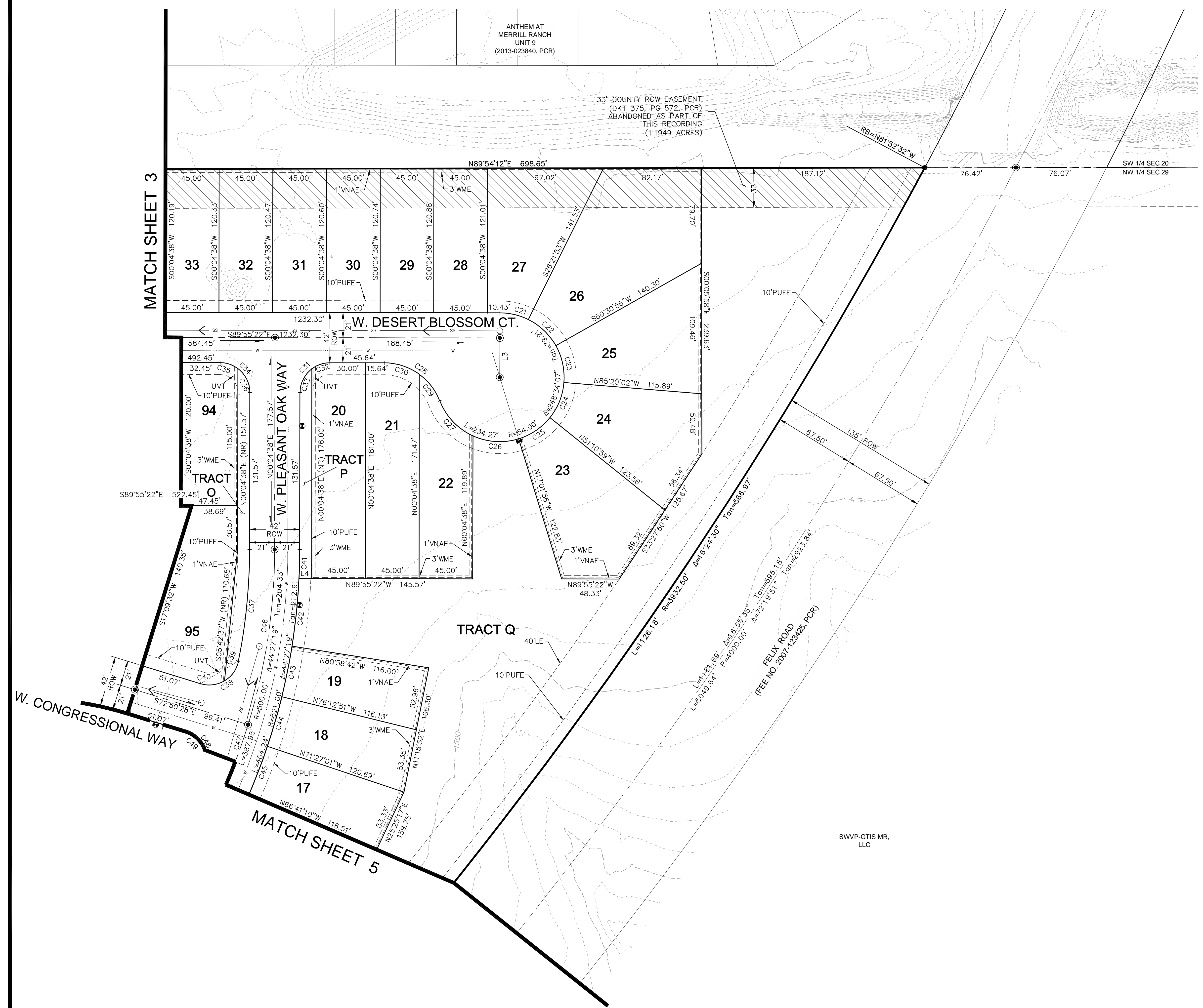
REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

**SWWP-GTIS MR, LLC
 MERRILL RANCH
 PRELIMINARY PLAT UNIT 11**
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
 AND THE NORTHWEST 1/4 OF SECTION 29,
 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
 GILA AND SALT RIVER MERIDIAN,
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 11
 LAYOUT SHEET
 SHEET 4 OF 10**

path: 8:\013-SWWP\UNIT-11-SWWP-14-PLAT\CAD\Drawings
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LINE TABLE

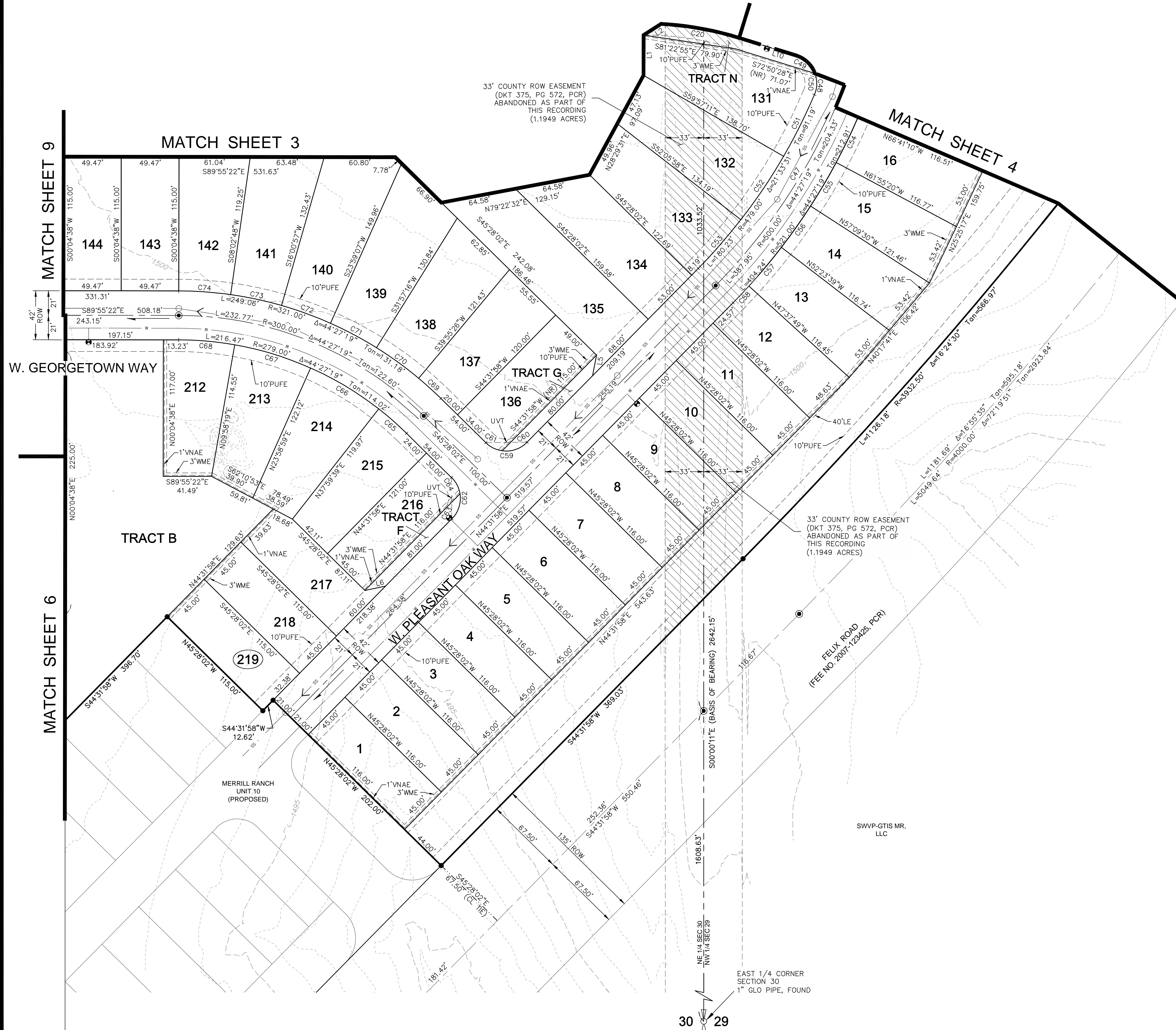
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L3 | N00°04'38"E | 33.00' |
| L4 | N89°55'22"W | 10.57' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|---------|---------|-----------|---------|
| C21 | 24.78' | 54.00' | 26°17'15" | 12.61' |
| C22 | 32.19' | 54.00' | 34°09'03" | 16.59' |
| C23 | 32.19' | 54.00' | 34°09'03" | 16.59' |
| C24 | 32.19' | 54.00' | 34°09'03" | 16.59' |
| C25 | 32.19' | 54.00' | 34°09'03" | 16.59' |
| C26 | 39.28' | 54.00' | 41°40'43" | 20.56' |
| C27 | 41.47' | 54.00' | 43°59'59" | 21.82' |
| C28 | 59.84' | 50.00' | 68°34'07" | 34.09' |
| C29 | 28.46' | 50.00' | 32°36'55" | 14.63' |
| C30 | 31.38' | 50.00' | 35°57'12" | 16.22' |
| C31 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C32 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C33 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C34 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C35 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C36 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C37 | 94.19' | 479.00' | 11°15'58" | 47.25' |
| C38 | 41.81' | 25.00' | 95°48'55" | 27.68' |
| C39 | 20.81' | 25.00' | 47°42'15" | 11.05' |
| C40 | 20.99' | 25.00' | 48°06'40" | 11.16' |
| C41 | 24.44' | 521.00' | 2°41'16" | 12.22' |
| C42 | 56.89' | 521.00' | 6°15'24" | 28.47' |
| C43 | 43.32' | 521.00' | 4°45'50" | 21.67' |
| C44 | 43.32' | 521.00' | 4°45'50" | 21.67' |
| C45 | 43.32' | 521.00' | 4°45'50" | 21.67' |
| C46 | 149.06' | 500.00' | 17°04'53" | 75.09' |
| C47 | 238.88' | 500.00' | 27°22'26" | 121.77' |
| C48 | 41.81' | 25.00' | 95°48'55" | 27.68' |
| C49 | 23.18' | 25.00' | 53°07'48" | 12.50' |

SWWP-GTIS MR, LLC

VERSION

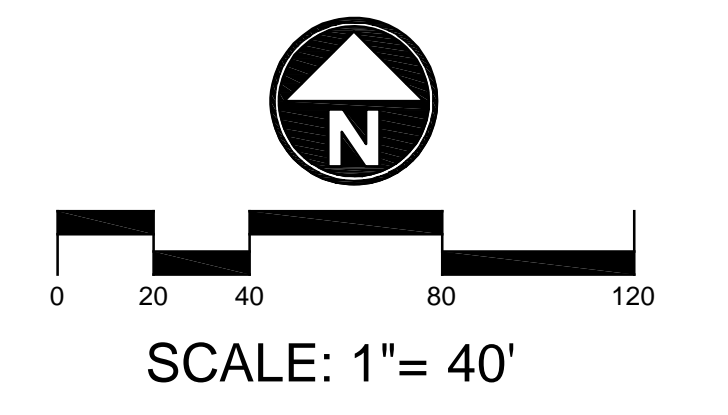


SYMBOL LEGEND

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- REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
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ABBREVIATIONS

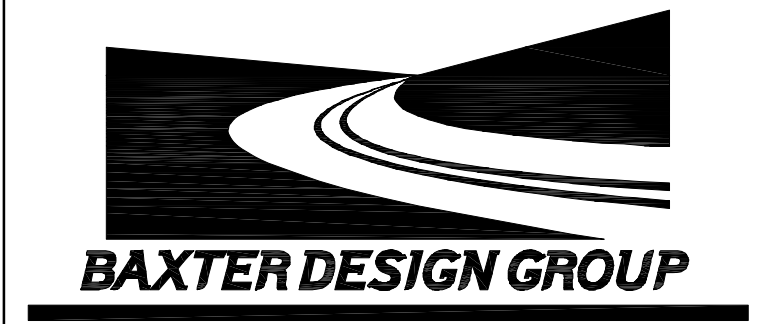
- (AC) ACRE
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LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°04'38"E | 34.56' |
| L2 | N57°28'03"E | 17.81' |
| L5 | N10°50'33"E | 18.03' |
| L6 | N78°13'22"E | 18.03' |
| L10 | S72°50'28"E | 51.07' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|---------|---------|-----------|---------|
| C20 | 68.17' | 279.00' | 13°59'59" | 34.26' |
| C47 | 238.88' | 500.00' | 27°22'26" | 121.77' |
| C48 | 41.81' | 25.00' | 95°48'55" | 27.68' |
| C49 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C50 | 18.62' | 25.00' | 42°41'07" | 9.77' |
| C51 | 59.13' | 479.00' | 7°04'22" | 29.60' |
| C52 | 65.66' | 479.00' | 7°51'13" | 32.88' |
| C53 | 55.45' | 479.00' | 6°37'56" | 27.75' |
| C54 | 43.32' | 521.00' | 4°45'50" | 21.67' |
| C55 | 43.32' | 521.00' | 4°45'50" | 21.67' |
| C56 | 43.32' | 521.00' | 4°45'50" | 21.67' |
| C57 | 43.32' | 521.00' | 4°45'50" | 21.67' |
| C58 | 19.67' | 521.00' | 2°09'46" | 9.84' |
| C59 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C60 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C61 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C62 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C63 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C64 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C65 | 31.84' | 279.00' | 6°32'19" | 15.94' |
| C66 | 68.23' | 279.00' | 14°00'40" | 34.28' |
| C67 | 68.23' | 279.00' | 14°00'40" | 34.28' |
| C68 | 48.18' | 279.00' | 9°53'41" | 24.15' |
| C69 | 25.82' | 321.00' | 4°36'32" | 12.92' |
| C70 | 44.65' | 321.00' | 7°58'10" | 22.36' |
| C71 | 44.65' | 321.00' | 7°58'10" | 22.36' |
| C72 | 44.65' | 321.00' | 7°58'10" | 22.36' |
| C73 | 44.65' | 321.00' | 7°58'10" | 22.36' |
| C74 | 44.65' | 321.00' | 7°58'10" | 22.36' |



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

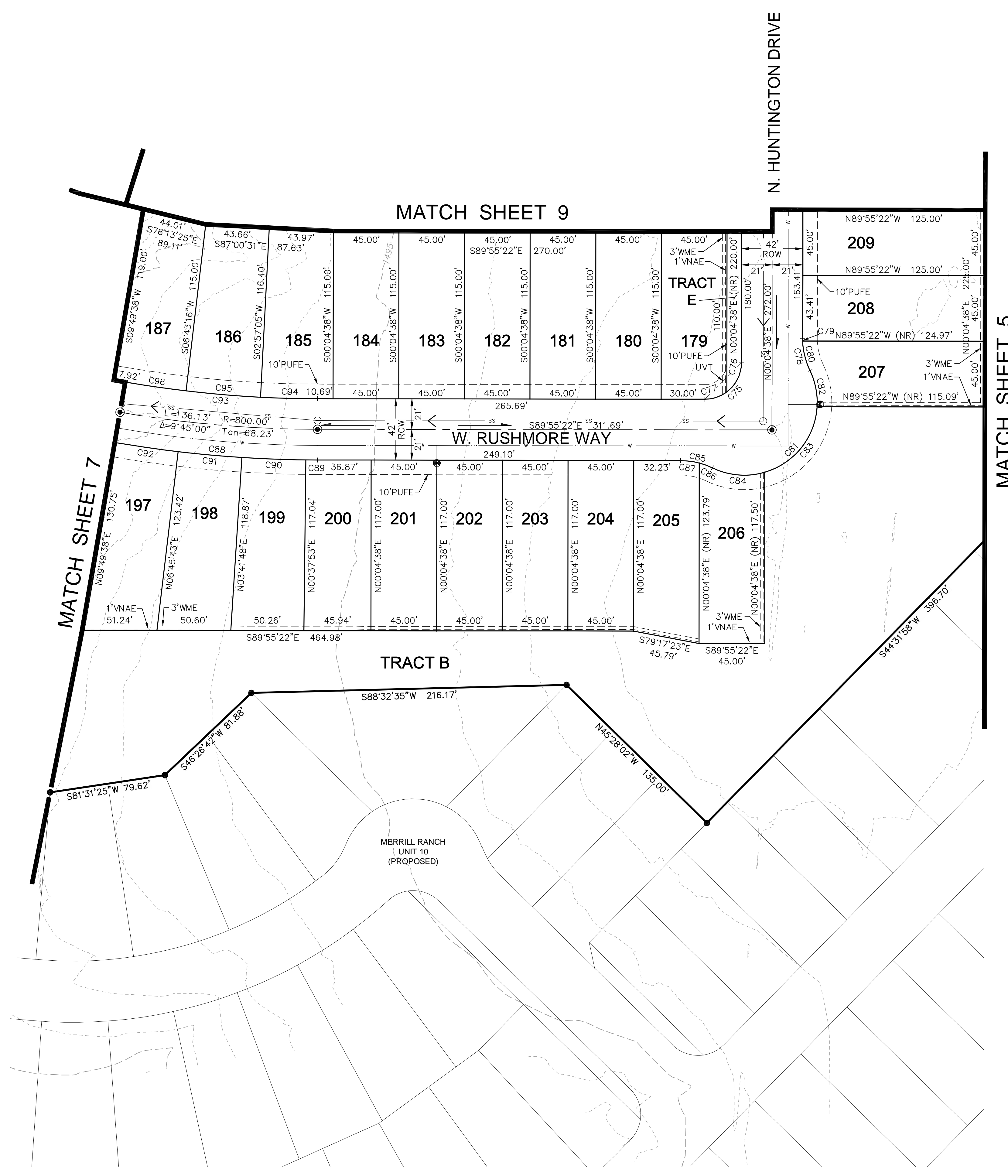
| NO. | DESCRIPTION |
|-----|-------------|
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| | |

**SWVP-GTIS MR, LLC
 MERRILL RANCH
 PRELIMINARY PLAT UNIT 11**
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
 AND THE NORTHWEST 1/4 OF SECTION 29,
 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
 GILA AND SALT RIVER MERIDIAN,
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 11
 LAYOUT SHEET
 SHEET 5 OF 10**

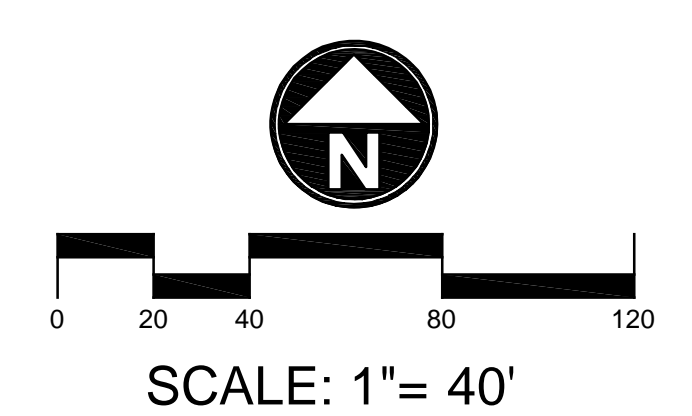
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 file name: 742 SWVP UNIT 11 PP.dwg | plot date: April 25, 2017 | plotted by: sstades

VERSION 1

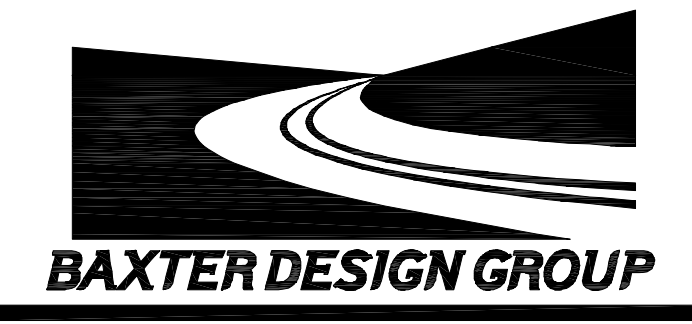


- ### SYMBOL LEGEND
- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
 - QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
 - CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
 - 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
 - IRON PIPE, (AS NOTED)
 - USGS SURVEY MONUMENT, (AS NOTED)
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT WITH 4" REFLECTOR
 - HANDICAP RAMP
 - STREET W/ DIRECTION OF FLOW, UON

- ### LINE LEGEND
- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
 - WATER LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - BREAK LINE
 - CENTERLINE OF ROADWAY
 - EASEMENT LINE
 - PLAT BOUNDARY
 - PROPERTY LINE
 - ROW
 - SECTION LINE
 - SECTION TIES
 - TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



- ### ABBREVIATIONS
- (AC) ACRE
 - AC ALUMINUM CAP
 - BC BRASS CAP
 - BK BOOK
 - BOB BASIS OF BEARING
 - CL CENTER LINE
 - DKT DOCKET
 - FND FOUND MONUMENT
 - GLO GENERAL LAND OFFICE
 - IP IRON PIPE
 - LE LANDSCAPE EASEMENT
 - LS##### LAND SURVEYORS REGISTRATION No.
 - (M) MEASURED BEARING OR DISTANCE
 - MOL MORE OR LESS
 - NO ID NO IDENTIFICATION, (NO LS No.)
 - (NR) INDICATES LINE IS NOT RADIAL TO CURVE
 - NTS NOT TO SCALE
 - PCR PINAL COUNTY RECORDER
 - PG PAGE
 - PCHD PINAL COUNTY HIGHWAY DEPARTMENT
 - POB POINT OF BEGINNING
 - PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
 - R # E RANGE LINE No. EAST
 - (R) RECORD BEARING OR DISTANCE
 - (RB) RADIAL BEARING
 - ROW RIGHT OF WAY
 - SEC # SECTION No.
 - SDE STORM DRAIN EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - TOF TOWN OF FLORENCE
 - T # S TOWNSHIP LINE No. SOUTH
 - UON UNLESS OTHERWISE NOTED
 - UVT UNOBSTRUCTED VIEW TRIANGLE
 - VNAE VEHICULAR NON-ACCESS EASEMENT
 - WME WALL MAINTENANCE EASEMENT



| | |
|--------------|------------------|
| DATE: | APRIL 25, 2017 |
| DESIGNED BY: | BDG |
| DRAWN BY: | STS |
| REVIEWED BY: | JWW |
| PROJECT: | |
| ISSUE: | PRELIMINARY PLAT |



| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|---------|---------|------------|---------|
| C75 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C76 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C77 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C78 | 22.55' | 50.00' | 25°50'31" | 11.47' |
| C79 | 1.59' | 50.00' | 1°49'16" | 0.79' |
| C80 | 20.96' | 50.00' | 24°01'15" | 10.64' |
| C81 | 123.64' | 50.00' | 141°41'02" | 143.92' |
| C82 | 25.55' | 50.00' | 29°16'54" | 13.06' |
| C83 | 61.16' | 50.00' | 70°05'23" | 35.07' |
| C84 | 36.92' | 50.00' | 42°18'45" | 19.35' |
| C85 | 22.55' | 50.00' | 25°50'31" | 11.47' |
| C86 | 9.64' | 50.00' | 11°03'02" | 4.84' |
| C87 | 12.91' | 50.00' | 14°47'29" | 6.49' |
| C88 | 139.71' | 821.00' | 9°45'00" | 70.02' |
| C89 | 7.94' | 821.00' | 0°33'14" | 3.97' |
| C90 | 43.92' | 821.00' | 3°03'55" | 21.97' |
| C91 | 43.92' | 821.00' | 3°03'55" | 21.97' |
| C92 | 43.92' | 821.00' | 3°03'55" | 21.97' |
| C93 | 132.56' | 779.00' | 9°45'00" | 66.44' |
| C94 | 39.08' | 779.00' | 2°52'27" | 19.54' |
| C95 | 51.25' | 779.00' | 3°46'11" | 25.64' |
| C96 | 42.23' | 779.00' | 3°06'22" | 21.12' |

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 11
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
 AND THE NORTHWEST 1/4 OF SECTION 29,
 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
 GILA AND SALT RIVER MERIDIAN,
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 11
LAYOUT SHEET
SHEET 6 OF 10

VERSION



ANTHEM AT MERRILL RANCH UNIT 57 (PROPOSED)

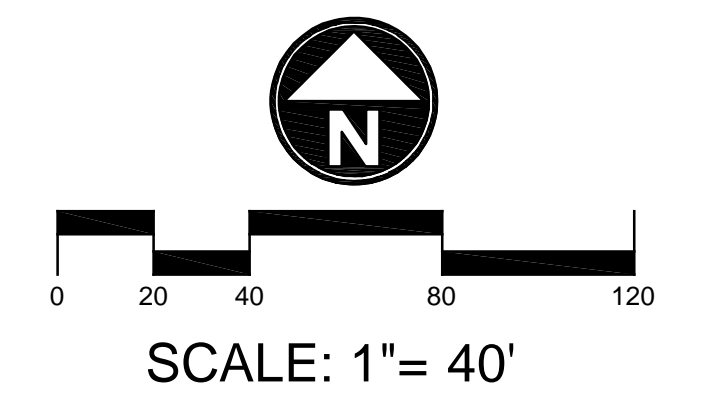
MERRILL RANCH UNIT 10 (PROPOSED)

SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
- MOL MORE OR LESS
- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
- NTS NOT TO SCALE
- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
- PUFE PUBLIC UTILITY FACILITY EASEMENT / DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L7 | N46°28'58"W | 18.03' |

| CURVE TABLE | | | | |
|-------------|---------|----------|-----------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
| C97 | 40.48' | 25.00' | 92°45'50" | 26.24' |
| C98 | 17.29' | 25.00' | 39°38'01" | 9.01' |
| C99 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C100 | 40.48' | 25.00' | 92°45'50" | 26.24' |
| C101 | 39.03' | 25.00' | 89°27'30" | 24.76' |
| C102 | 1.44' | 25.00' | 3°18'20" | 0.72' |
| C103 | 36.74' | 979.00' | 2°09'00" | 18.37' |
| C104 | 85.76' | 1000.00' | 4°54'49" | 42.91' |
| C105 | 41.32' | 1021.00' | 2°19'07" | 20.66' |
| C106 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C107 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C108 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C109 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C110 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C111 | 423.15' | 1021.00' | 23°44'45" | 214.66' |
| C112 | 328.68' | 1000.00' | 18°49'56" | 165.84' |
| C113 | 241.31' | 979.00' | 14°07'22" | 121.27' |

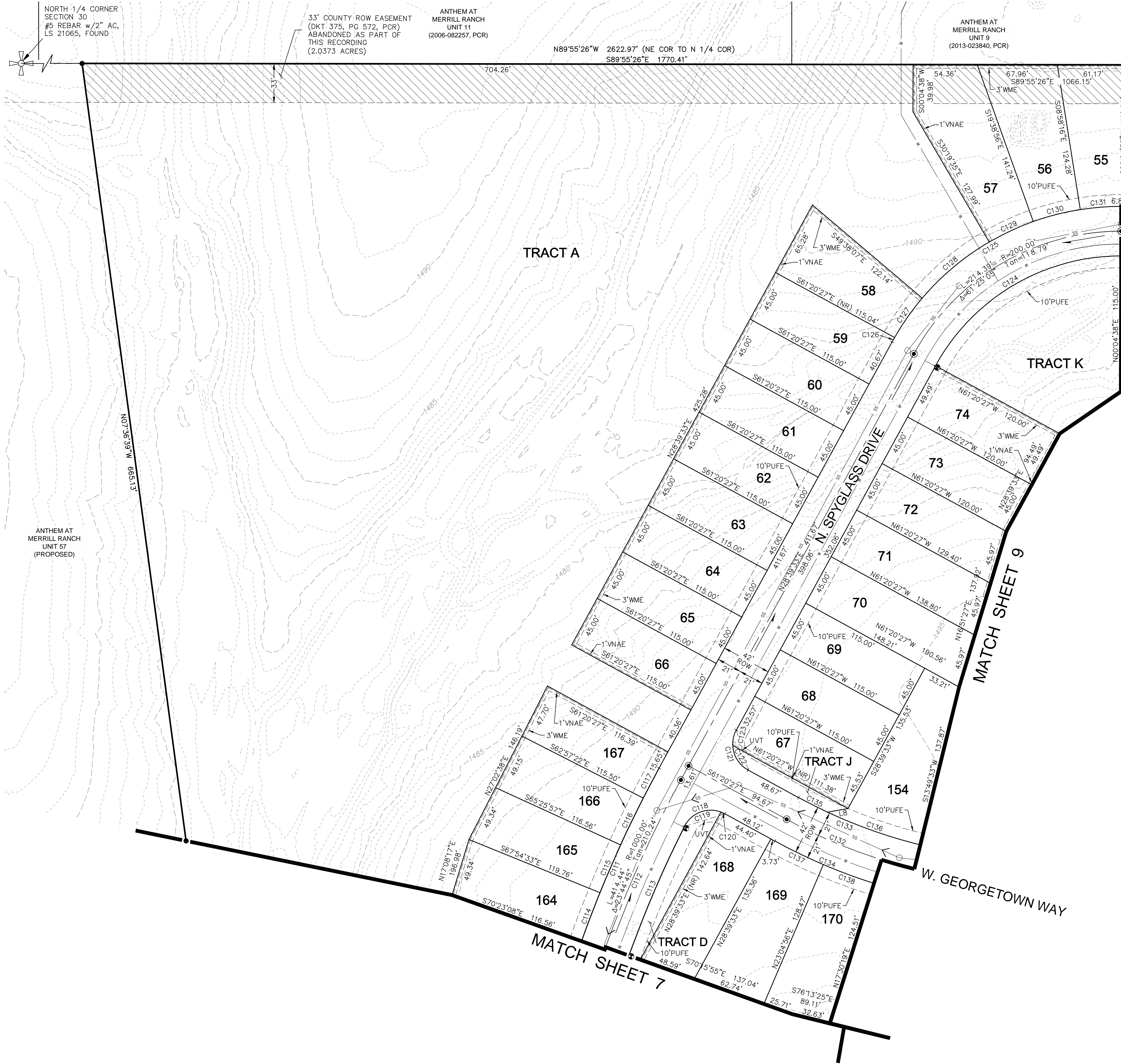
REVISIONS:

**SWVP-GTIS MR, LLC
 MERRILL RANCH
 PRELIMINARY PLAT UNIT 11**
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
 AND THE NORTHWEST 1/4 OF SECTION 29,
 TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
 GILA AND SALT RIVER MERIDIAN,
 TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 11
 LAYOUT SHEET
 SHEET 7 OF 10**

path: R:\013-SWVP\UNIT11-SWVP-14-PLAT\CAD\Drawings
 file name: 742 SWVP UNIT 11 PP.dwg | plot date: April 25, 2017 | plotted by: sscodes

VERSION

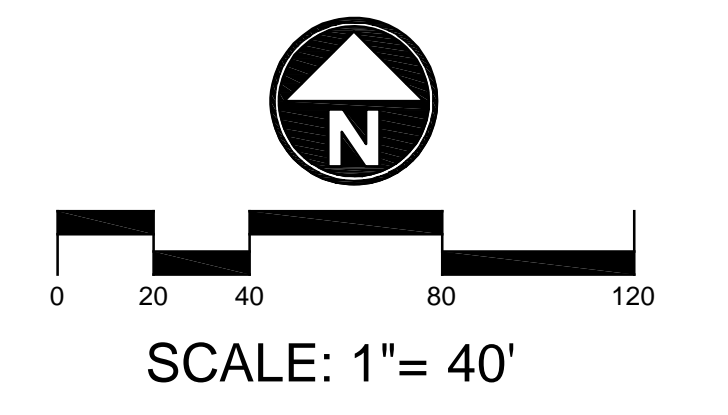


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH \odot REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

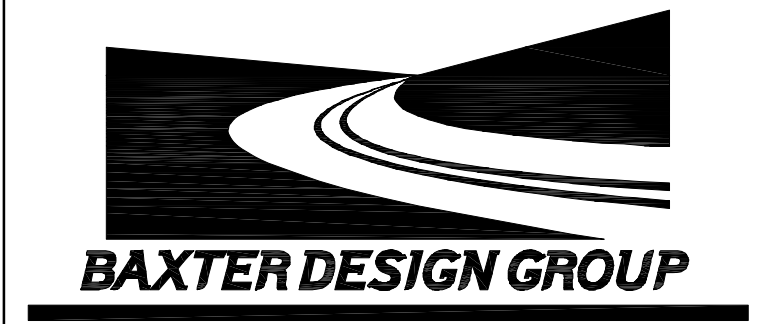
- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- \odot CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
- IP IRON PIPE
- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
- (M) MEASURED BEARING OR DISTANCE
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- NO ID NO IDENTIFICATION, (NO LS No.)
- (NR) INDICATES LINE IS NOT RADIAL TO CURVE
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- PCR PINAL COUNTY RECORDER
- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
- POB POINT OF BEGINNING
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- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
- (RB) RADIAL BEARING
- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
- SSE SANITARY SEWER EASEMENT
- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L8 | S80°00'30"W | 17.88' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
|-------|---------|----------|-----------|---------|
| C111 | 423.15' | 1021.00' | 23°44'45" | 214.66' |
| C112 | 328.68' | 1000.00' | 18°49'56" | 165.84' |
| C113 | 241.31' | 979.00' | 14°07'22" | 121.27' |
| C114 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C115 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C116 | 44.13' | 1021.00' | 2°28'35" | 22.07' |
| C117 | 28.78' | 1021.00' | 1°36'55" | 14.39' |
| C118 | 40.12' | 25.00' | 91°56'44" | 25.86' |
| C119 | 36.50' | 25.00' | 83°39'47" | 22.38' |
| C120 | 3.61' | 25.00' | 8°16'58" | 1.81' |
| C121 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C122 | 25.65' | 25.00' | 58°46'58" | 14.08' |
| C123 | 13.62' | 25.00' | 31°13'02" | 6.98' |
| C124 | 191.88' | 179.00' | 61°25'05" | 106.32' |
| C125 | 236.90' | 221.00' | 61°25'05" | 131.27' |
| C126 | 4.33' | 221.00' | 1°07'24" | 2.17' |
| C127 | 40.82' | 221.00' | 10°34'56" | 20.47' |
| C128 | 74.48' | 221.00' | 19°18'32" | 37.60' |
| C129 | 41.19' | 221.00' | 10°40'40" | 20.65' |
| C130 | 41.19' | 221.00' | 10°40'40" | 20.65' |
| C131 | 34.90' | 221.00' | 9°02'54" | 17.49' |
| C132 | 224.48' | 450.00' | 28°34'55" | 114.63' |
| C133 | 214.01' | 429.00' | 28°34'55" | 109.28' |
| C134 | 234.96' | 471.00' | 28°34'55" | 119.98' |
| C135 | 27.38' | 429.00' | 3°39'23" | 13.69' |
| C136 | 83.69' | 429.00' | 11°10'37" | 41.98' |
| C137 | 45.85' | 471.00' | 5°34'37" | 22.94' |
| C138 | 45.85' | 471.00' | 5°34'37" | 22.94' |



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: JTS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



REVISIONS:

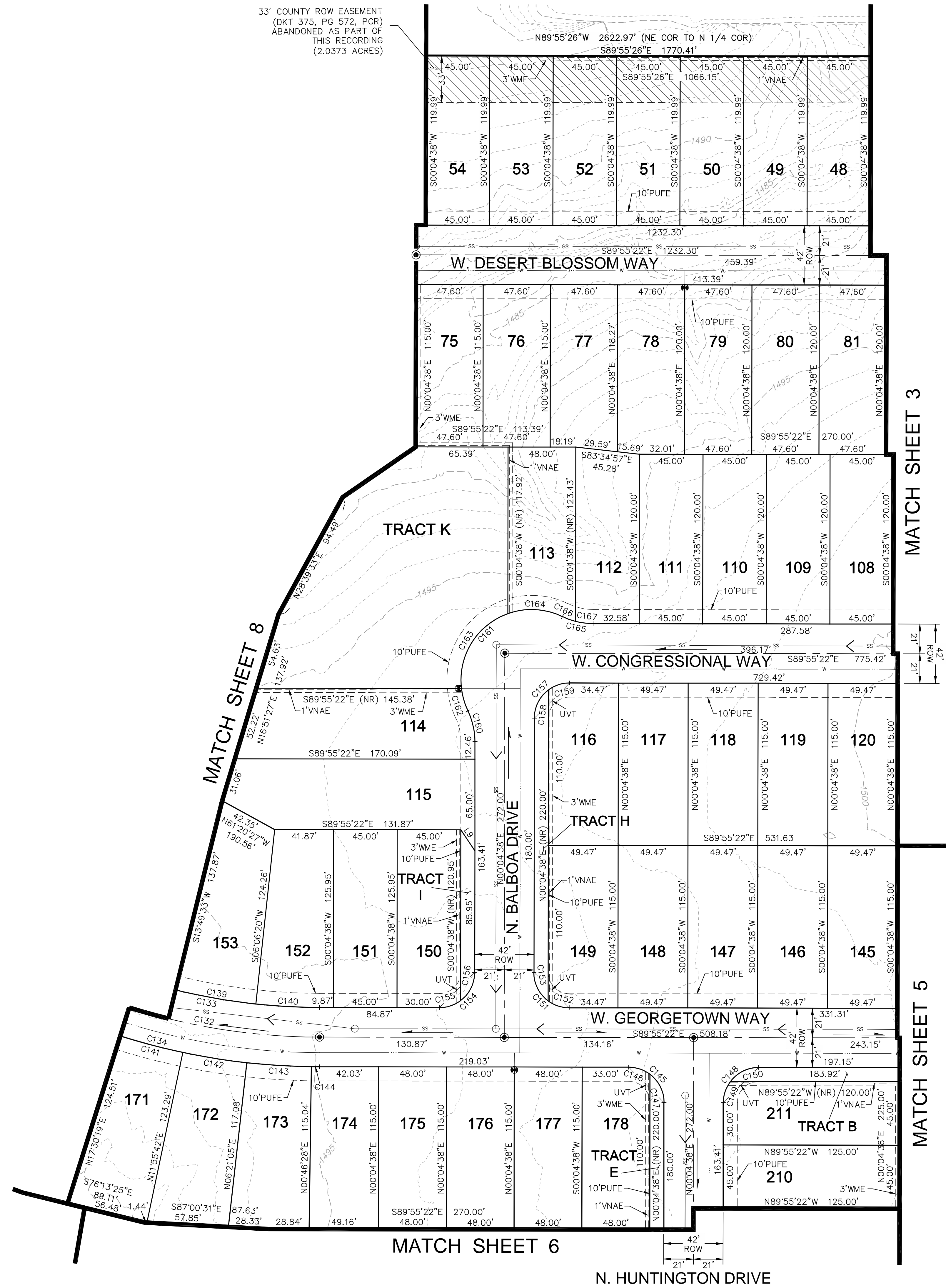
| NO. | DESCRIPTION |
|-----|-------------|
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| | |

SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 11
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 11
LAYOUT SHEET
SHEET 8 OF 10

path: &\\13-SWVP\UNITS\UNIT-11-SWVP-14-PLAT\CAD\Drawings
 file name: 742 SWVP UNIT 11 PP.dwg | plot date: April 25, 2017 | plotted by: sscodes

33' COUNTY ROW EASEMENT
(DKT 375, PG 572, PCR)
ABANDONED AS PART OF
THIS RECORDING
(2.0373 ACRES)

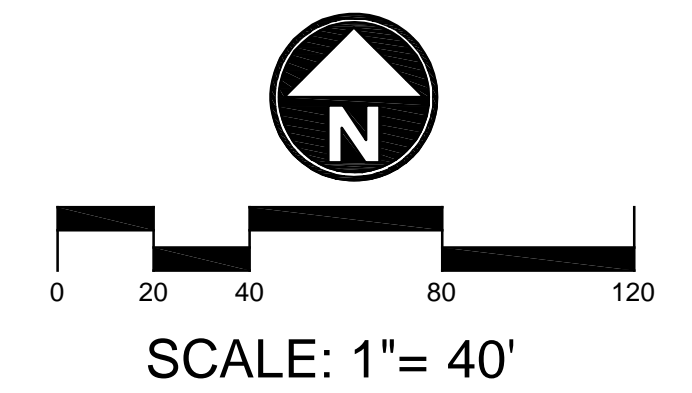


SYMBOL LEGEND

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- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
- 1/2" REBAR & CAP, RLS 21065 TO BE SET, (UNLESS NOTED OTHERWISE)
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH 6" REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

LINE LEGEND

- 8" SANITARY SEWER W/ DIRECTION OF FLOW, UON
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.

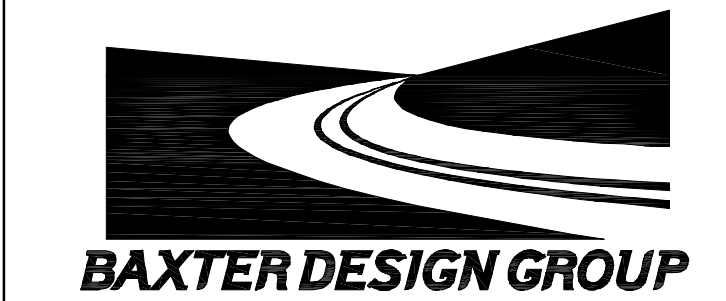


ABBREVIATIONS

- (AC) ACRE
- AC ALUMINUM CAP
- BC BRASS CAP
- BK BOOK
- BOB BASIS OF BEARING
- CL CENTER LINE
- DKT DOCKET
- FND FOUND MONUMENT
- GLO GENERAL LAND OFFICE
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- LE LANDSCAPE EASEMENT
- LS##### LAND SURVEYORS REGISTRATION No.
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- NO ID NO IDENTIFICATION, (NO LS No.)
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- PG PAGE
- PCHD PINAL COUNTY HIGHWAY DEPARTMENT
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- PUFE PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT
- R # E RANGE LINE No. EAST
- (R) RECORD BEARING OR DISTANCE
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- ROW RIGHT OF WAY
- SEC # SECTION No.
- SDE STORM DRAIN EASEMENT
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- TOF TOWN OF FLORENCE
- T # S TOWNSHIP LINE No. SOUTH
- UON UNLESS OTHERWISE NOTED
- UVT UNOBSTRUCTED VIEW TRIANGLE
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WME WALL MAINTENANCE EASEMENT

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L9 | N33°36'46"W | 18.03' |

| CURVE TABLE | | | | |
|-------------|---------|---------|------------|---------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT |
| C132 | 224.48' | 450.00' | 28°34'55" | 114.63' |
| C133 | 214.01' | 429.00' | 28°34'55" | 109.28' |
| C134 | 234.96' | 471.00' | 28°34'55" | 119.98' |
| C139 | 57.81' | 429.00' | 7°43'13" | 28.95' |
| C140 | 45.14' | 429.00' | 6°01'42" | 22.59' |
| C141 | 45.85' | 471.00' | 5°34'37" | 22.94' |
| C142 | 45.85' | 471.00' | 5°34'37" | 22.94' |
| C143 | 45.85' | 471.00' | 5°34'37" | 22.94' |
| C144 | 5.73' | 471.00' | 0°41'50" | 2.87' |
| C145 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C146 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C147 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C148 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C149 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C150 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C151 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C152 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C153 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C154 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C155 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C156 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C157 | 39.27' | 25.00' | 90°00'00" | 25.00' |
| C158 | 23.18' | 25.00' | 53°07'48" | 12.50' |
| C159 | 16.09' | 25.00' | 36°52'12" | 8.33' |
| C160 | 22.55' | 50.00' | 25°50'31" | 11.47' |
| C161 | 123.64' | 50.00' | 141°41'02" | 143.92' |
| C162 | 16.48' | 50.00' | 18°53'22" | 8.32' |
| C163 | 67.44' | 50.00' | 77°16'52" | 39.97' |
| C164 | 39.72' | 50.00' | 45°30'48" | 20.97' |
| C165 | 22.55' | 50.00' | 25°50'31" | 11.47' |
| C166 | 10.00' | 50.00' | 11°27'32" | 5.02' |
| C167 | 12.55' | 50.00' | 14°22'59" | 6.31' |



DATE: APRIL 25, 2017
 DESIGNED BY: BDG
 DRAWN BY: STS
 REVIEWED BY: JWW
 PROJECT:
 ISSUE: PRELIMINARY PLAT



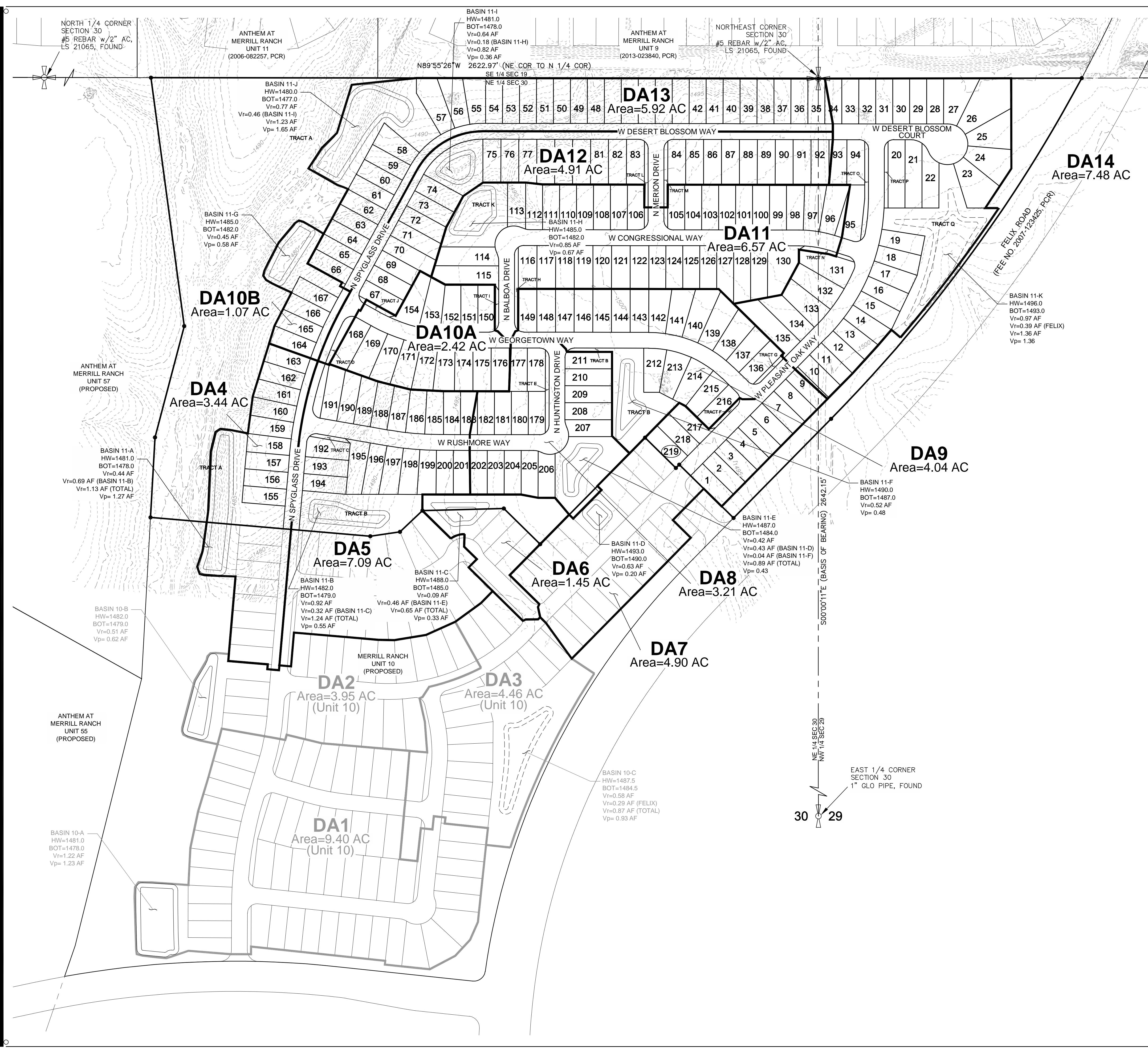
REVISIONS:

**SWWP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 11**

SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30
AND THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE
GILA AND SALT RIVER MERIDIAN,
TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

**UNIT 11
LAYOUT SHEET
SHEET 9 OF 10**

VERSION

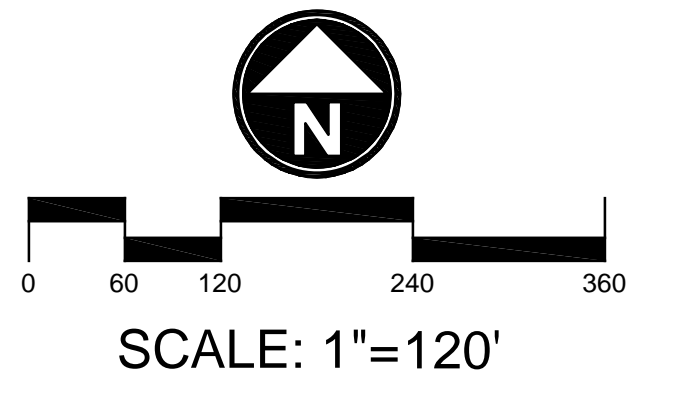


SYMBOL LEGEND

- SECTION CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- QUARTER CORNER, GLO BRASS CAP, (UNLESS NOTED OTHERWISE)
- CENTERLINE MONUMENT, TO BE SET AT TIME OF CONSTRUCTION, (UNLESS NOTED OTHERWISE)
-
- IRON PIPE, (AS NOTED)
- USGS SURVEY MONUMENT, (AS NOTED)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT WITH REFLECTOR
- HANDICAP RAMP
- STREET W/ DIRECTION OF FLOW, UON

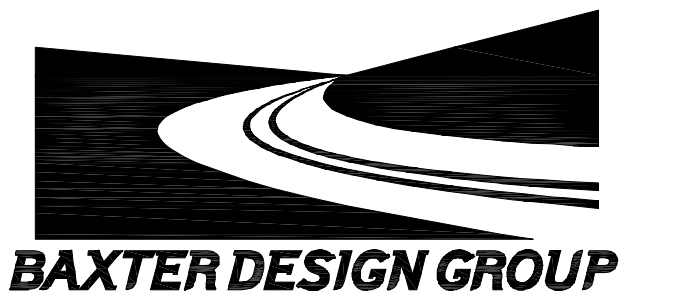
LINE LEGEND

-
- WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BREAK LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE
- PLAT BOUNDARY
- PROPERTY LINE
- ROW
- SECTION LINE
- SECTION TIES
- TERMINAL POINT ON ROW INDICATES THAT PORTION OF THE 33' COUNTY ROW EASEMENT TO BE ABANDONED AS PART OF THIS RECORDING.



ABBREVIATIONS

| | |
|---------|---|
| (AC) | ACRE |
| AC | ALUMINUM CAP |
| BC | BRASS CAP |
| BK | BOOK |
| BOB | BASIS OF BEARING |
| CL | CENTER LINE |
| DKT | DOCKET |
| FND | FOUND MONUMENT |
| GLO | GENERAL LAND OFFICE |
| IP | IRON PIPE |
| LE | LANDSCAPE EASEMENT |
| LS##### | LAND SURVEYORS REGISTRATION No. |
| (M) | MEASURED BEARING OR DISTANCE |
| MOL | MORE OR LESS |
| NO ID | NO IDENTIFICATION, (NO LS No.) |
| (NR) | INDICATES LINE IS NOT RADIAL TO CURVE |
| NTS | NOT TO SCALE |
| PCR | PINAL COUNTY RECORDER |
| PG | PAGE |
| PCHD | PINAL COUNTY HIGHWAY DEPARTMENT |
| POB | POINT OF BEGINNING |
| PUFE | PUBLIC UTILITY FACILITY EASEMENT/ DRAINAGE EASEMENT |
| R # E | RANGE LINE No. EAST |
| (R) | RECORD BEARING OR DISTANCE |
| (RB) | RADIAL BEARING |
| ROW | RIGHT OF WAY |
| SEC # | SECTION No. |
| SDE | STORM DRAIN EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| TOF | TOWN OF FLORENCE |
| T # S | TOWNSHIP LINE No. SOUTH |
| UON | UNLESS OTHERWISE NOTED |
| UVT | UNOBSTRUCTED VIEW TRIANGLE |
| VNAE | VEHICULAR NON-ACCESS EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |



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|--------------|------------------|
| DATE: | APRIL 25, 2017 |
| DESIGNED BY: | BDG |
| DRAWN BY: | STS |
| REVIEWED BY: | JWW |
| PROJECT: | |
| ISSUE: | PRELIMINARY PLAT |



REVISIONS:

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SWVP-GTIS MR, LLC
MERRILL RANCH
PRELIMINARY PLAT UNIT 11
 SITUATED WITHIN THE NORTHEAST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

UNIT 11
RETENTION SHEET 10 OF 10

path: R:\013-SWVP\UNIT11-PP.dwg | plot date: April 25, 2017 | plotted by: sscodes