

Requesting Department:

Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

**FROM: Erik Swanson, Planning Administrator
Laney Corey, Planning Intern**

RE: Discussion and Possible Action on P21-0079 Jorde Farms North Residential Design Review. Shea Homes is requesting approval of ten (10) new standard plans with three (3) elevations per plan to be constructed on lots 1-225 in Phase 1 of the Jorde Farms North subdivision, generally located at the west of the southwest corner of Germann and Crismon roads.

DATE: July 14, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0079 Jorde Farms North Residential Design Review, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P21-0079 Jorde Farms North Residential Design Review, subject to the Conditions of Approval included in this report.

SUMMARY

Shea Homes is requesting approval of two (2) product series (Acclaim series and Ascent series), totaling ten (10) new standard plans with three (3) elevations each in Phase 1 of the Jorde Farms North development, generally located west of the southwest corner of Germann and Crismon roads. The Jorde Farms North development was rezoned to R1-5/PAD in 2015 as part of the North Specific Area Plan Rezone (RZ15-039). The Preliminary Plat for the Jorde Farms North development (P19-0256) was approved by the Planning Commission on May 13, 2020, and the plat consists of two phases which total 401 lots within the community. The list below summarizes the breakdown of the two requested product series.

The Acclaim series is proposed on lots 1-18 and 113-212 (total of 116 lots) zoned R1-5/PAD and includes four (4) standard plans with three (3) elevations per plan. Floor plans range in size from approximately 1,956 square feet (livable) to 2,807 square feet (livable) with all two-story plans provided. The Acclaim series proposed plans consist of the 35' and 40' wide products on 50' x 100' lots.

The Ascent series is proposed on lots 19-112 and 213-225 (total of 109 lots) zoned R1-5/PAD and includes six (6) standard plans with three (3) elevations per plan. Floor plans range in size from approximately 1,968 square feet (livable) to 2,056 square feet (livable) square feet (livable) with four (4) 1-story plans and two (2) 2-story plans provided. The Ascent series proposed plans consist of 40' wide products on 50' x 120' lots. Four (4) of the six (6) standard plans have already been approved and built in the Gateway Quarter subdivision (P17-0066) directly west of the Jorde Farms North property.

Shea Homes is developing Phase 1 of the Jorde Farms North Development, which consists of a total of 225 lots. It is unknown who the developer of the remaining 176 lots within Phase 2 of Jorde Farms North may be.

HISTORY

- Dec. 15, 2015: The Town Council approved Ordinance 582-15, RZ15-039 North Specific Area Plan Rezone, changing the subject site's zoning from R1-43 to R1-5/PAD
- May 13, 2020: The Planning and Zoning Commission approved P19-0256 "Jorde Farms North Preliminary Plat."

DISCUSSION

Subdivision Information	
Project Name	Jorde Farms North Residential Design Review
Site Location	West of the SWC of Germann and Crismon
Current Zoning	R1-5/PAD
General Plan	Neighborhood (0-20 du/ac)
Acclaim Series	
Total Lots/Units	116 lots
Minimum Lot Width	50 feet
Minimum Lot Depth	100 feet
Minimum Lot Area	5,000 square feet
Ascent Series	
Total Lots/Units	109 lots
Minimum Lot Width	50 feet
Minimum Lot Depth	120 feet
Minimum Lot Area	6,000 square feet

The Acclaim series includes four (4) standard plans and proposes three (3) elevations per plan with a total of four (4) elevations across the series including Spanish, Adobe Ranch, Craftsman, and Southwest. Each elevation theme incorporates four-sided architectural treatments including but not limited to varying roof lines, second story structural pop outs, stucco finishes, decorative columns, window shutters, exposed rafter tails, multiple paint schemes, trimmed windows, decorative panel siding, and stone and slump veneer. All four (4) of the proposed plans are 2-story. The proposed home designs complement surrounding neighborhoods both in character and in quality.

Plan	Square Footage (Livable)	Stories
3521	1,956 square feet	2
3522	2,172 square feet	2
3523	2,125 square feet	2
3524	2,807 square feet	2

The Ascent series includes six (6) standard plans and proposes four (4) elevations per plan including Spanish, Adobe Ranch, Hill Country, and Craftsman. Each elevation theme incorporates four-sided architectural treatments including but not limited to varying roof lines, siding, stucco finishes, decorative columns, window shutters, exposed rafter tails, multiple paint schemes, trimmed windows, and stone and slump veneer. Out of the six (6) plans, four (4) are 1-story plans and two (2) are 2-story plans. The proposed home designs complement surrounding neighborhoods both in character and in quality.

Plan	Square Footage (Livable)	Stories
4021	1,968	1
4022	2,185	1
4023	2,352	1
4024	2,405	1
4025	2,776	2
4026	3,062	2

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans comply with *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard

plans proposed by Shea Homes contain a variety of quality materials, and are consistent with surrounding areas.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the ten (10) new standard plans and determined there is an adequate number of plans for this proposed subdivision, and will approve building permits subject to the lot fit analysis provided.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. The same floor plan and building elevation shall not be utilized across from, or adjacent to each other.

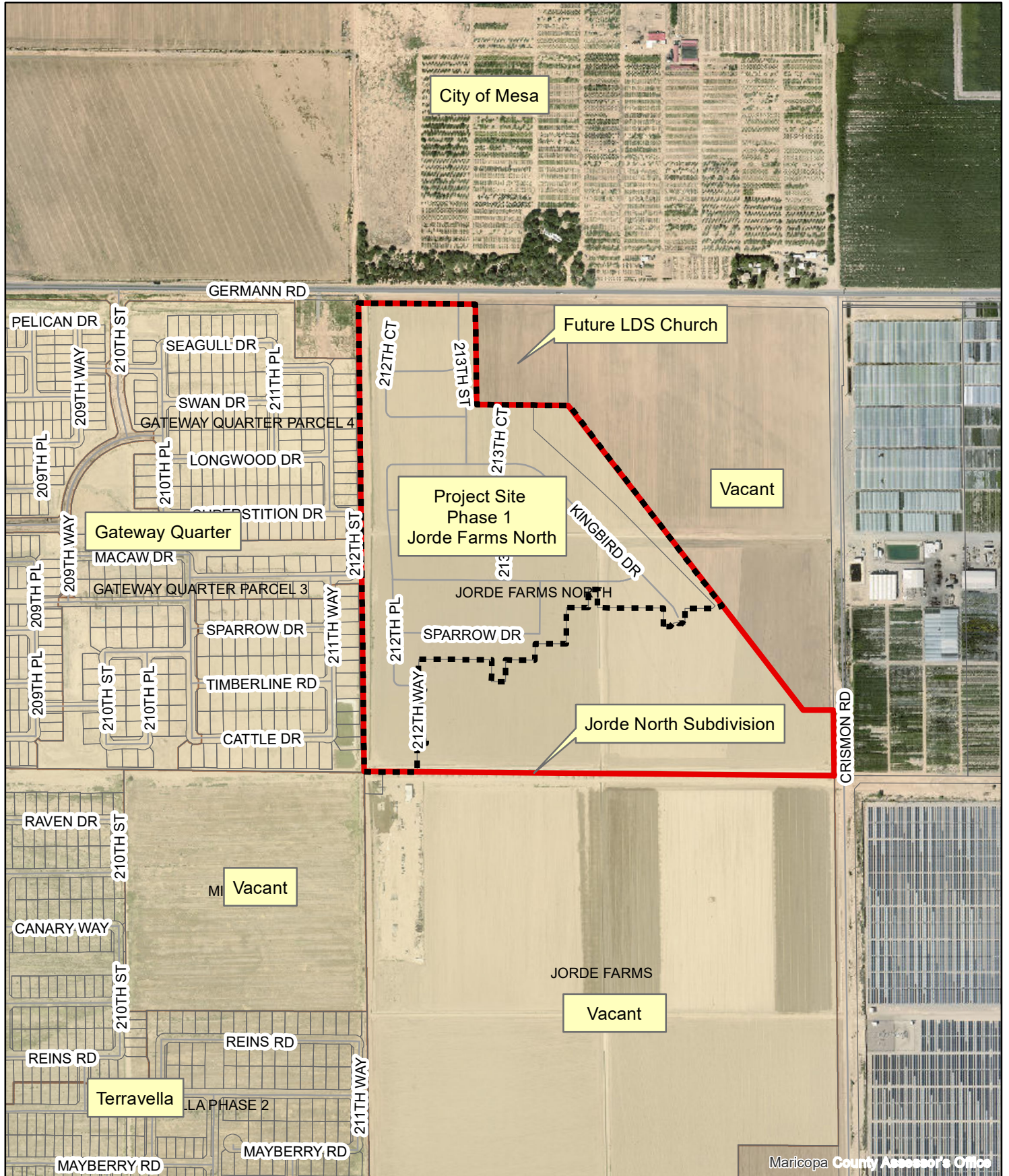
ATTACHMENTS

1. Aerial Exhibit
2. Jorde Farms North Acclaim RDR Submittal
3. Jorde Farms North Ascent RDR Submittal

Project Name: Jorde Farms Residential Design Review Aerial Exhibit

Case Number: P21-0079

Hearing Date: July 14, 2021 (Planning Commission)



New Housing Product Narrative for *Jorde Farms*

Introduction

Shea Homes is proposing to use two plan series in our new community “Jorde Farms” located in Queen Creek, Arizona. The following information in this narrative will describe how we propose to satisfy the requirements of the Queen Creek design standards and the North Area Specific Plan, if applicable. Jorde Farms will be a unique community with varying lot and plan types with an R1-5 zoning overlay and a medium/high density residential density general plan designation. The phase one parcel is a mixture of typical 50’ x 100’ lots and 50’ x 120’ lots.

Site Conditions/General Lot and Plan information:

There will be a variety of possible pedestrian activities and connectivity within the site which will promote community interaction and livability. The initial conceptual site plan exhibit shows an interesting layout for the various parcels within the community, well-planned entry and exit points for the community, and well-placed retention areas throughout the site that may provide secondary, more public gathering spaces for the community residents. We are proposing our new 40 foot wide homes on traditional 50’ x 120’ home sites for lots 19-112 and 213-225 (109 lots), our new 35’/40’ foot wide homes series on traditional 50’ x 100’ home sites on lots 1-18 and 113-212 (116 lots), for a total lot count between the two series of 225. There are 6 floor plans in 40’ wide “Ascent” series, and there are 4 floor plans in the 35’/40’ wide “Acclaim” series **totaling 10 total floor plans**, with a mixture of elevation styles for each plan. Each plan will have 3 styles, but they will vary per plan, and there are 5 styles represented between the two home collections. All homes proposed will have varying masses on the front elevations that mitigate garage dominance and create a very pleasing street aesthetic with varying roof plans, color schemes and exterior materials. The tree-lined street with sidewalks separated from the curb will enhance the walkability of this community and the architecture that is being proposed will take advantage of shallower front setbacks, bring the architectural masses closer to the street, while keeping any front-facing garages at the 20’ setback or beyond.

Information regarding the architecture and plans are as follows:

- **Fresh, exciting** finishes and architectural elevations. Our goal with the architectural styles is to create market interest by providing a nod toward historic styles, but “transitioning” them in a fresh, crisp, more modern expression. Some examples of the exterior design elements are mentioned below in the section on fundamental design elements.
- **Energy efficiency.** Vinyl window frames, programmable temperature control devices, radiant barrier roof sheathing, and blown cellulose insulation are just a few of the features being offered in these new designs. These are elements in a home that are often

'unseen' yet very important to today's generation of energy conscious home buyers.

- There are six total plans being proposed in the 40' wide product, which will be on the 120' deep lots, and they range in size as follows: Plan 1 is a single level at 1,967 square feet, plan 2 is a single level at 2,185 square feet, plan 3 is single level at 2,352 square feet, and plan 4 is a single level at 2,405 square feet. Plan 5 is a two-story plan at 2,776 square feet, and Plan 6 is a two-story plan at 3,062 livable square feet. All six plans provide a front-facing garage space, but each will be different and have a different impact on the street scene by virtue of varying depths of front porch massing or livable areas of the architecture that project beyond the garage face. Each plan will possess an "outdoor living" area in the front of the home via these generously sized covered front porch areas, entry portals, or entry courtyard area. The total footprint areas for this plan series are as follows:
 - Plan 4021: 2,894
 - Plan 4022: 3,027
 - Plan 4023: 3,155
 - Plan 4024: 3,193
 - Plan 4025: 2,307
 - Plan 4026: 2,566

- There are four total plans being proposed in the 35'/40' wide product. All four plans have been designed as two-story plans to take advantage of the shallower 100' deep lots, and they range in size as follows: Plan 1 1,956 square feet, plan 2 is 2,172 square feet, plan 3 is 2,325 square feet, and plan 4 is 2,637 square feet. One of the unique features of this home collection is that all four plans in this series will provide an oversized garage in these very thoughtfully designed "shallow-lot" footprints. Each will have a different impact on the street scene by virtue of front porches or livable masses projecting well beyond the garage face. The total footprint areas for this plan series are as follows:
 - Plan 3521: 1,641
 - Plan 3522: 1,974
 - Plan 3523: 1,823
 - Plan 3524: 2,079

Fundamental Design Elements

The architectural character found in the proposed housing product by Shea Homes for **Jorde Farms** seeks to exceed expectations. These two series of plans achieve a high level of architectural diversity yet will blend nicely in the overall street scene. An itemized discussion of how the proposed floor plans meet these standards is provided below:

- Shea Homes has provided four-sided visual interest to each plan by including a variety of aesthetic elements on each elevation. Color and/or material blocking of various masses, stucco banding and entry porch or portal elements with stone or slump brick veneer are all used to enhance the elevations and will vary by plan and elevation. The covered patios on the rear of the homes are generous spaces that will be able to be furnished as outdoor entertaining spaces and each elevation will attempt to complement the architectural theme present on the front elevation, thus bringing visual interest to the side and rear elevations as well as a great level of diversity. Four-sided visual interest also occurs by creating a variation in rooflines, diversity of details, and distinct themes for each elevation. This is further discussed below under the architectural diversity section. All front facing windows are recessed 2" from the wall plane, and some of the side elevation windows that are in front of the fence returns. All remaining side and rear windows will utilize various stucco window trim details that coordinate with each elevation style.
- A variety of diverse exterior materials, roof alignments and treatments are used to create distinction in each of the floor plans. A mix of front-to-back common trusses and hipped roof main spans, along with a mix of gable masses, hip roofs, entry porches, and awning-like roof masses are all used to avoid the "sameness" look of traditional tract housing and create a fresh aesthetic.
- Each exterior color scheme has a refreshing variety of body, trim, and accent colors as well as slump block or stone veneers (per plan/elevation) and concrete, color-thru roof tiles that complement the innovative designs. The Spanish, Adobe Ranch, and Southwest elevations will have an "S" shaped tile, and the "Hill Country" and Craftsman elevation styles will have flat roof tile. All the paint color palettes are complimentary to the three architectural styles and all the primary colors used will be of varying earth or neutral tones. Additional information regarding the exterior treatments is found below in the architectural diversity section. The Ascent 40' wide series will have its own selection of exterior schemes, as will the 35'/40' Acclaim series, but all the colors will complement each other in the street scene.

Architectural Diversity – Themed Elevations

Each elevation of the products proposed will vary and provide a mix of historical and modern detailing creating architecture that "nods" toward the historical roots of the themes but translates into a more contemporary style and technique...thus the term "transitional" used earlier in the narrative. The architectural themes are as follows:

- **Spanish (both series have this style represented):** simple styling and details like recessed windows, decorative shutters, S-shaped roof tile, occasional wrought iron details, and clean lines (varies by plan) all will lend

authenticity to this historical style while creating a more crisp, transitional appeal.

- **Adobe Ranch (both series have this style represented):** with a mix of hip and gable roof masses, “adobe slump” veneer, decorative shutters (varies by plan) and other features, this style will evoke an “Arizona” ranch aesthetic found in some mid-century Phoenix architecture and up through the 1970’s, but with a more crisp, contemporary interpretation of the ranch-style living so popular in the Arizona market for many decades.
- **“Hill Country” style (only on “Ascent” series):** prominent 7:12 pitched gable roof massing with a mixture of shed and “Dutch” gable masses help defines this theme. Color blocking of certain masses or recessed areas and the use of more contemporary stone veneers provide texture and/or color to certain massing and create a fresh, clean style reminiscent of the Austin Hill Country or even Napa Valley. Simple window detailing and flat roof tile round out this theme.
- **“Craftsman” style (both series have this style represented):** prominent low-pitched gable roof massing with a mixture of shed and “Dutch” gable masses help define this historical theme, but the massing, materials, color blocking of certain masses or recessed areas and the use of more contemporary stone veneers provide texture and/or color to certain massing and create a fresh, clean, more contemporary style. This theme will also have flat roof tile.
- **“Southwest” style (only on “Acclaim” series):** low-pitched predominantly hipped roof massing with occasional mixture of shed and gable masses help define this theme, which often appears as an amalgamation of both historic Spanish and Adobe Ranch styles. Some will have a small amount of “adobe slump” brick veneer (varies by plan). This style will feature S-shaped tile.
- Themed Garage Doors:
 - Another distinguishing feature for each elevation style will be themed garage door applications to give further visual interest and variety to the elevations. The Ascent series will have 4 unique styles with an option for a “glass” upgrade for a more contemporary expression, and the Acclaim series will have four unique styles for this set of plans.

The development of these visually diverse homes with their mix of historical and modern massing, materials, and expressive architectural detailing will create a unique and aesthetically pleasing neighborhood street scene.

Durable Materials

Construction Materials will include concrete foundation systems, wood frame construction with stucco exteriors, concrete roof tiles, cultured stone, slump block veneer materials, and durable roll-up garage doors in varying themes.

Each lot will have a wrought-iron gate with wood slats to provide access to the rear yard. The gate will be a minimum of 42" wide and will provide screening for trash containers and recycling bins that can be stored in the rear or side yard. Home site perimeter walls will be comprised primarily of durable 6-foot tall CMU fence walls, and/or wrought-iron "view" fencing if the home is sited near open space or other view-oriented features as found in the land plan.

Conclusion

These new products proposed for **Jorde Farms** by Shea Homes will enhance the street scene by providing elegant architecturally themed elevations. This exciting new collection of homes features different, yet creative solutions to the typical garage-dominant architecture found in production housing environments by providing clean, simple lines and various massing elements that draw the eye toward the entry of the home or cause the garage to become a less prominent architectural component of the theme. These unique designs with their architectural variety, energy efficiency components, and flexible, more modern interior spaces will contribute a pleasing, refreshing sense of design and sustainability within Jorde Farms in the Town of Queen Creek, Arizona.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER'S, HAVE SUBDIVIDED UNDER THE NAME OF "JORDE FARMS - PHASE 1", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT FOR "JORDE FARMS - PHASE 1" A RESIDENTIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, TRACTS, EASEMENTS, AND STREETS, CONSTITUTING SAME, AND THAT EACH LOT, TRACT EASEMENT AND STREET SHALL BE KNOWN BY THE NUMBER AND NAME GIVEN, EACH RESPECTIVELY ON SAID PLAT.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, AS LISTED ABOVE HEREBY DEDICATES TO THE TOWN OF QUEEN CREEK, FOR USE AS PUBLIC RIGHT-OF-WAY, THE STREETS AS SHOWN ON SAID PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR ADJUTING PROPERTY OWNER.

TRACTS A THROUGH Y, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF JORDE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNERS OF, WARRANT AND REPRESENT TO BE THE OWNERS OF THE PROPERTY CONVEYED HEREBY AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WITH THE MARICOPA COUNTY RECORDERS OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF:

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS OFFICER, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____ 2020.

SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

ITS: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

JORDE FARMS COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION _____, DULY ELECTED _____ OF JORDE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREON.

BY: _____

ITS: _____

ACKNOWLEDGMENT

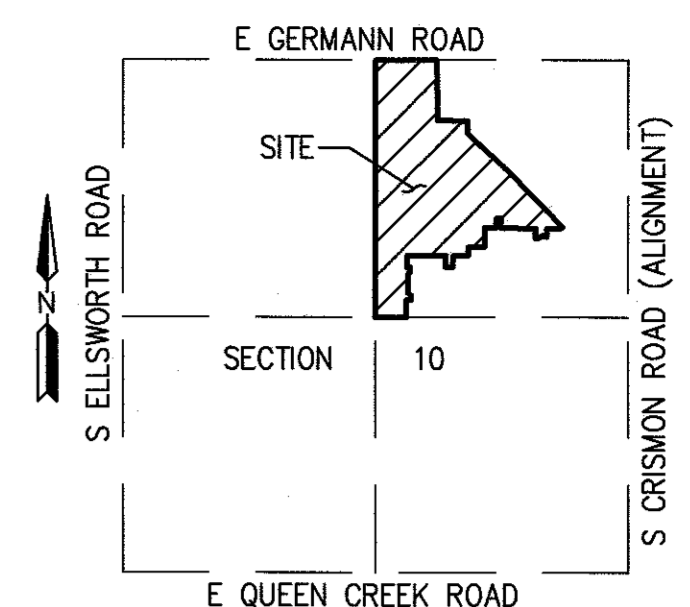
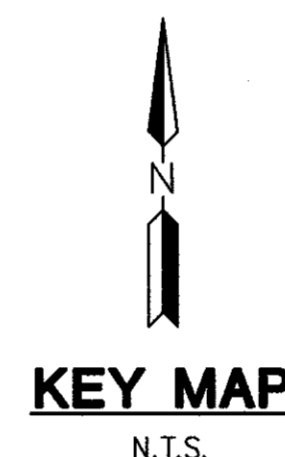
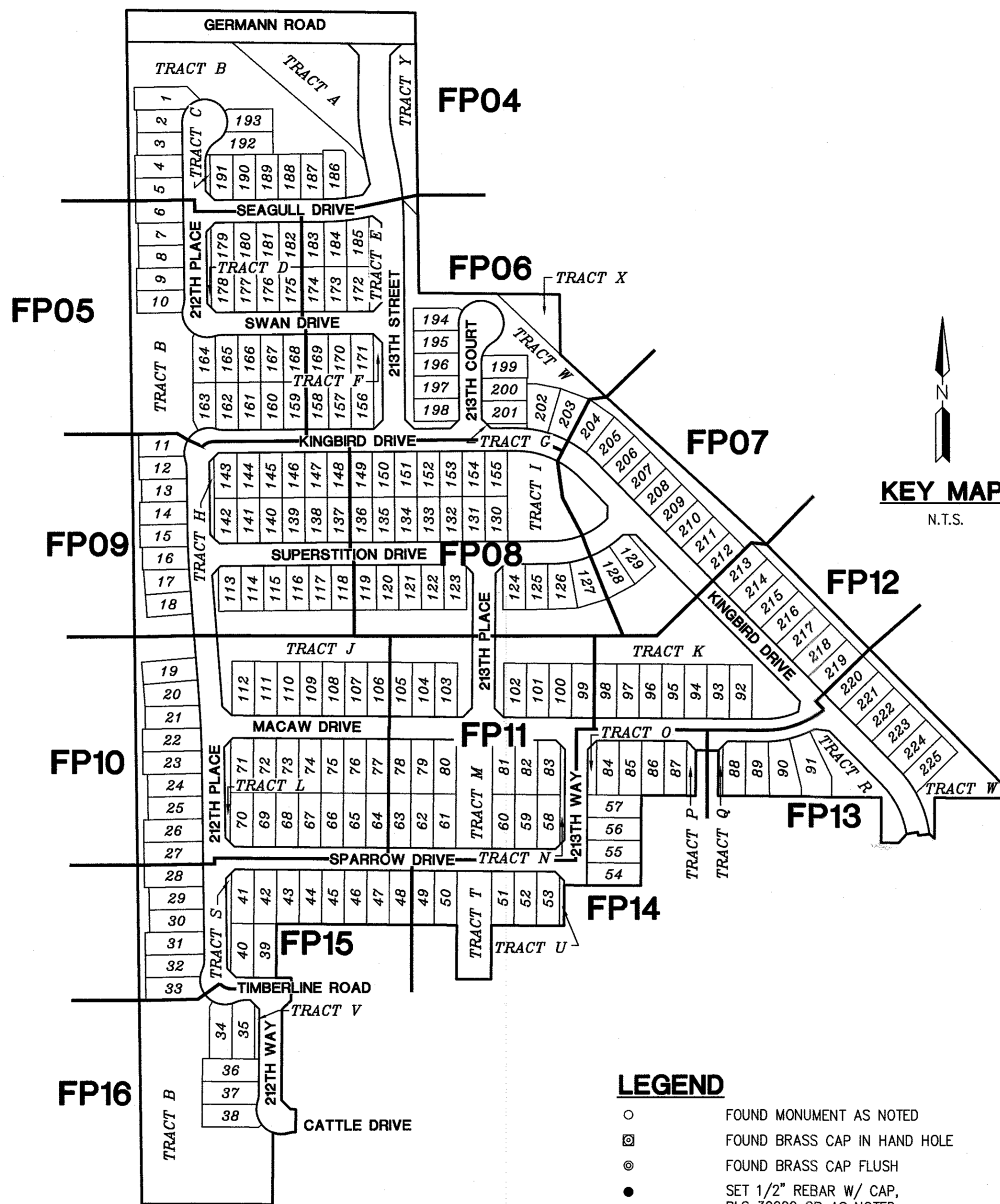
STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF JORDE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ACKNOWLEDGES AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

FINAL PLAT OF JORDE FARMS - PHASE 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



ZONING DESIGNATION

ZONING: R1-5/ PAD AND EMP A/PAD

OWNER/DEVELOPER

SHEA HOMES
8800 N. GAINES CENTER
DRIVE, SUITE 350
SCOTTSDALE, AZ 85258
CONTACT: MATT TELBAN

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, STE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: BRIAN J. BENEDICT, RLS

SHEET INDEX

FP01	COVER SHEET, KEY MAP
FP02	LEGAL DESCRIPTION & NOTES, LOT DETAIL
FP03	LOT & TRACT TABLE
FP04-FP16	FINAL PLAT

AREA

GROSS AREA = 2,464,955 SQUARE FEET
OR 56.5876 ACRES, MORE OR LESS.
NET AREA = 1,908,058 SQUARE FEET OR
43.8030 ACRES, MORE OR LESS.

BASIS OF BEARING

BASIS OF BEARING IS S00°42'17"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

APPROVALS

APPROVED BY THE COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA ON THIS _____ DAY OF _____, 2020.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ TOWN CLERK _____ DATE _____

DEPARTMENT APPROVALS

BY: _____ TOWN ENGINEER _____ DATE _____

BY: _____ TOWN PLANNING ADMINISTRATOR _____ DATE _____

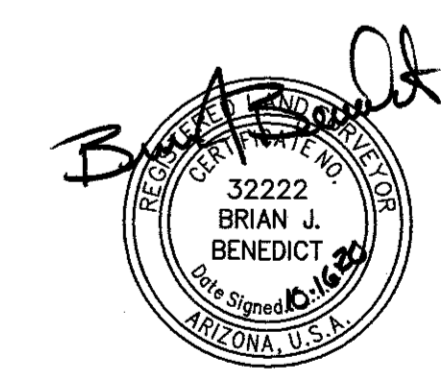
ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. _____

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREON HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. BENEDICT, RLS
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
P: (602) 490-0535
bbenedict@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

LEGAL DESCRIPTION

SEE SHEET 2 OF 16

LOT TABLE

SEE SHEET 3 OF 16

TRACT TABLE

SEE SHEET 3 OF 16

REFERENCE DOCUMENTS

- 1. FINAL PLAT PER BOOK 1345, PAGE 11, MCR
- 2. RECORD OF SURVEY BOOK 1106, PAGE 12, MCR

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE VEHICLE NON-ACCESS EASEMENT
- VNAE MARICOPA COUNTY RECORDS
- MCR REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN POINT OF BEGINNING
- P.O.B.

JORDE FARMS - PHASE 1
S.W.C. OF CRISMON AND GERMANN ROAD
QUEEN CREEK, ARIZONA
FINAL PLAT

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.988.2436
www.hilgartwilson.com

STATUS:	PROJECT NO.: 2149	DATE: OCT 2020	SCALE: NONE	DRAWN: CS	APPROVED: BJB
MUNICIPAL TRACKING NO.:					
DWG. NO.:	FP01				
SHT. 1 OF 16					

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN DOCKET 14491, PAGE 94 RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3 INCH BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A FOUND REBAR WITHOUT IDENTIFICATION ACCEPTED AS THE CENTER THEREOF, BEARS SOUTH 00°42'17" EAST, 2640.13 FEET;

THENCE SOUTH 89°24'27" EAST, 640.16 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE EAST LINE OF THE WEST 640.00 FEET OF SAID NORTHEAST QUARTER BEING THE WEST LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-0965975, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 00°42'17" EAST, 620.16 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PARCEL, AND THE SOUTH LINE OF THE NORTH 620.00 FEET OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°24'27" EAST, 311.57 FEET ALONG SAID SOUTH LINE;

THENCE LEAVING SAID SOUTH LINE, SOUTH 00°42'17" EAST, 133.74 FEET;

THENCE SOUTH 47°13'33" EAST, 138.65 FEET;

THENCE SOUTH 47°42'48" EAST, 313.08 FEET;

THENCE SOUTH 47°06'15" EAST, 168.24 FEET;

THENCE SOUTH 44°31'18" EAST, 486.65 FEET;

THENCE SOUTH 44°31'03" EAST, 279.63 FEET;

THENCE SOUTH 45°28'57" WEST, 21.61 FEET;

THENCE NORTH 89°33'40" WEST, 150.56 FEET;

THENCE SOUTH 00°26'20" WEST, 89.87 FEET;

THENCE NORTH 47°13'32" WEST, 14.52 FEET;

THENCE SOUTH 82°49'02" WEST, 25.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 225.00 FEET, THE CENTER OF WHICH BEARS SOUTH 82°49'02" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°54'26", AN ARC LENGTH OF 7.49 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 80°54'36" WEST, 25.00 FEET;

THENCE SOUTH 42°06'27" WEST, 26.59 FEET;

THENCE NORTH 89°33'40" WEST, 39.32 FEET;

THENCE NORTH 00°26'20" EAST, 100.00 FEET;

THENCE NORTH 89°33'40" WEST, 360.50 FEET;

THENCE NORTH 00°26'20" EAST, 100.00 FEET;

THENCE NORTH 89°33'40" WEST, 50.00 FEET;

THENCE SOUTH 00°26'20" WEST, 100.00 FEET;

THENCE NORTH 89°33'40" WEST, 120.00 FEET;

THENCE SOUTH 00°26'20" WEST, 200.00 FEET;

THENCE NORTH 89°33'40" WEST, 170.00 FEET;

THENCE SOUTH 00°26'20" WEST, 90.00 FEET;

THENCE NORTH 89°33'40" WEST, 160.42 FEET;

THENCE SOUTH 00°26'20" WEST, 120.00 FEET;

THENCE NORTH 89°33'40" WEST, 76.93 FEET;

THENCE NORTH 00°26'20" EAST, 120.00 FEET;

THENCE NORTH 89°33'40" WEST, 400.00 FEET;

THENCE SOUTH 00°26'20" WEST, 120.00 FEET;

THENCE SOUTH 89°33'40" EAST, 33.37 FEET;

THENCE SOUTH 00°26'20" WEST, 50.00 FEET;

THENCE SOUTH 45°26'20" WEST, 28.28 FEET;

THENCE SOUTH 00°26'20" WEST, 200.00 FEET;

THENCE SOUTH 44°33'40" EAST, 28.28 FEET;

THENCE SOUTH 89°33'40" EAST, 12.02 FEET;

THENCE SOUTH 00°26'20" WEST, 50.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THE CENTER OF WHICH BEARS SOUTH 00°26'20" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°45'10", AN ARC LENGTH OF 15.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°52'07", AN ARC LENGTH OF 35.39 FEET TO A TANGENT LINE;

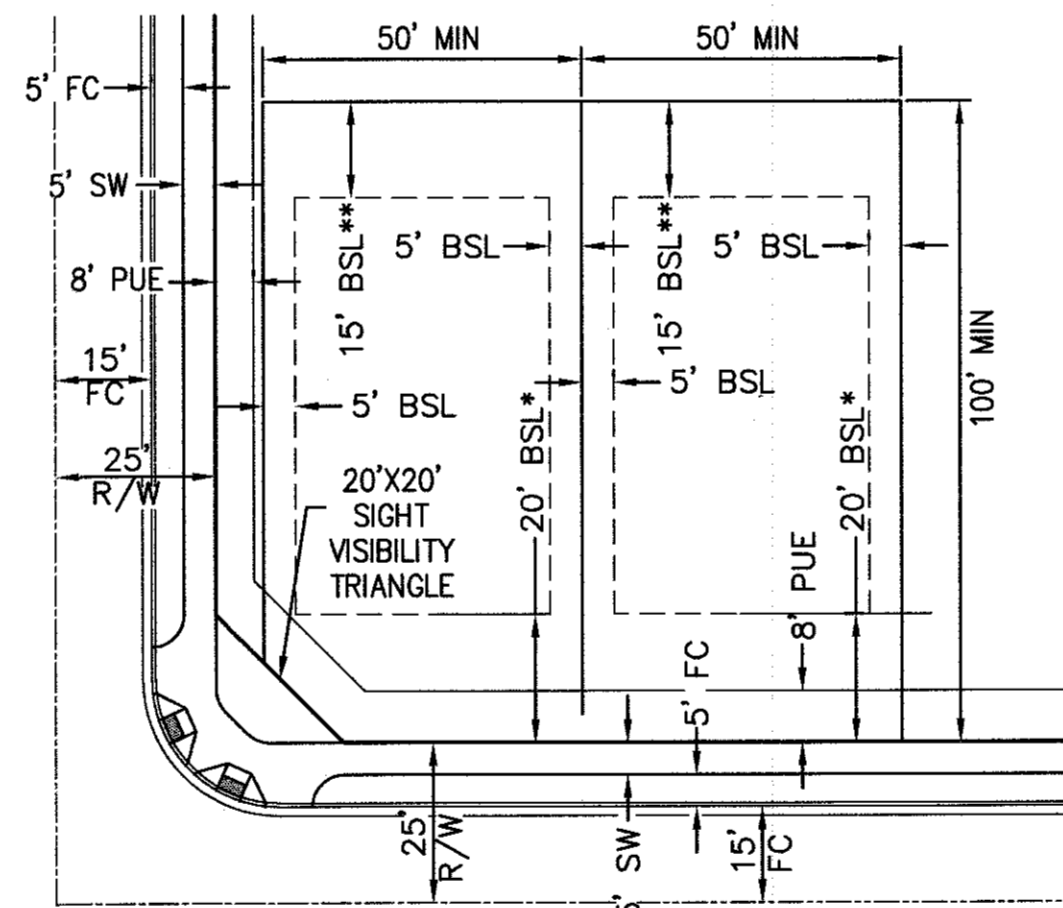
THENCE SOUTH 00°26'20" WEST, 158.03 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 89°33'40" WEST, 288.74 FEET ALONG SAID SOUTH LINE TO THE CENTER OF SAID SECTION 10;

THENCE NORTH 00°42'17" WEST, 2640.13 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING.

NOTES:

1. THE JORDE FARMS COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING WITHIN ALL OPEN SPACES, TRACTS, TRAILS, COLLECTOR, AND ARTERIAL RIGHTS-OF-WAY AS SHOWN ON THE OPEN SPACE PLAN FOR THIS PROJECT.
2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
3. NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, NOR ANY VEGETATION PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
4. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, OR A COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
5. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THE ADJUTING PROPERTY OWNER.
6. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND WITH THE EXCEPTION OF POWER LINES WHICH ARE 69KV LINES OR MORE.
7. 69KV ELECTRICAL LINES MUST BE RELOCATED OUTSIDE OF THE RIGHT OF WAY OR TO THE EDGE OF THE RIGHT OF WAY.
8. ELECTRICAL LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATE COMMISSION.
9. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR, 2-HOUR STORM WITHIN 36 HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
10. THE TOWN OF QUEEN CREEK IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY LANDSCAPED AREAS WITHIN THIS PROJECT. THE OWNERS ASSOCIATION OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPED ISLANDS AND MEDIANS WITH THE EXCEPTION OF THOSE LOCATED WITHIN ARTERIAL ROADWAYS.
11. SITE AREA CONTAINS 2,464,955 SQUARE FEET OR 56.5876 GROSS ACRES MORE OR LESS.
12. THE LOCATION OF THE EMERGENCY ACCESS EASEMENTS AND PRIVATE UTILITY EASEMENTS SHALL BE DEFINED WITHIN THE RECORDED CC&R AGREEMENT.
13. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE TOWN OF QUEEN CREEK AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE TOWN OF QUEEN CREEK AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE COMMUNITY ASSOCIATION. THE COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
14. THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT.
15. THIS PROPERTY IS LOCATED IN PROXIMITY TO LAND DESIGNATED FOR DEVELOPMENT AS INDUSTRIAL, COMMERCIAL, AND/OR MULTI-FAMILY USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION VIBRATIONS DUST AND ALL OTHER AFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.

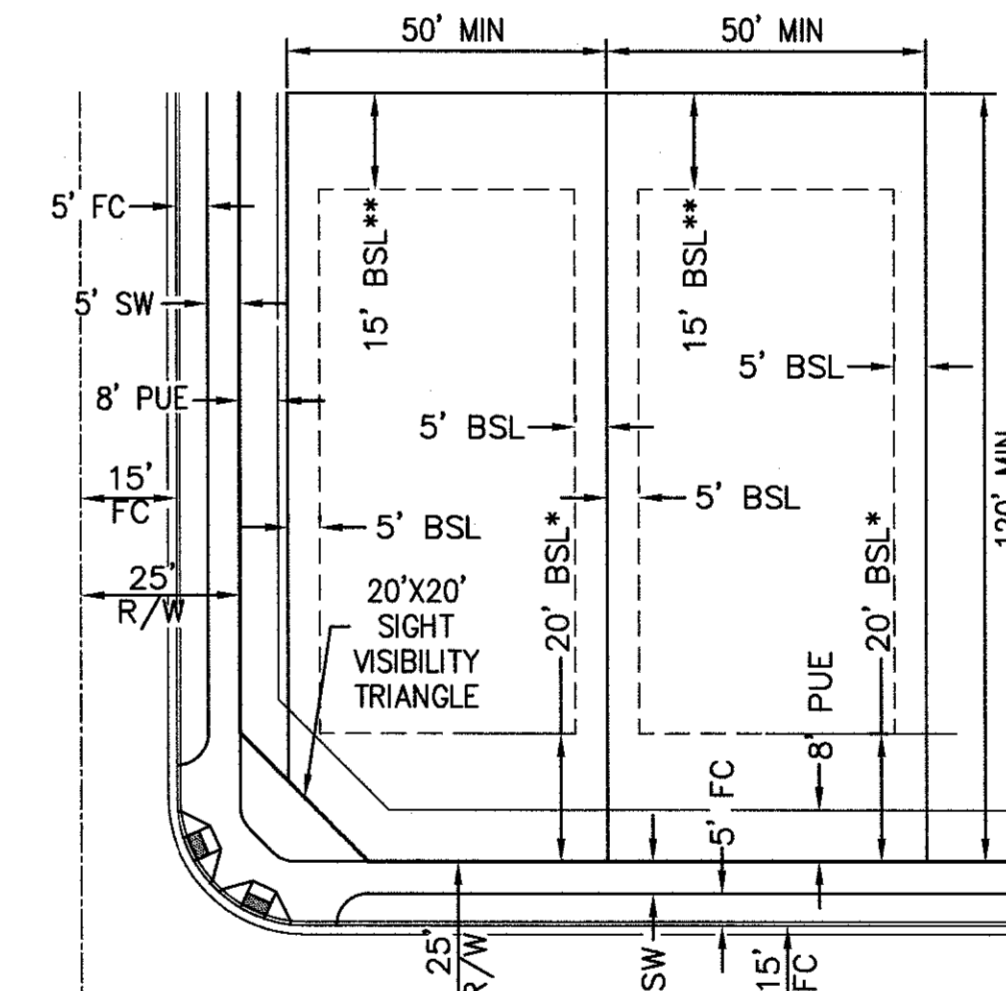


TYPICAL CORNER LOT
TYPICAL LOT DETAIL
50' X 100' (SCALE: N.T.S.)

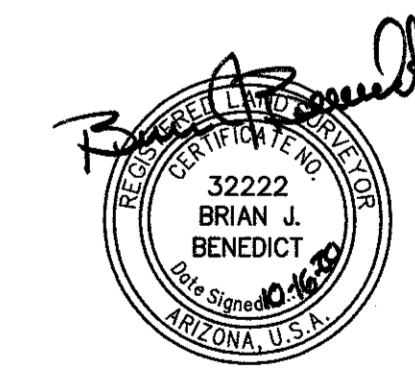
SETBACK NOTE:

*THE FRONT YARD BSL IS 20' TO FRONT OF GARAGE (FRONT ENTRY); 10' TO FRONT OF GARAGE (SIDE ENTRY) AND LIVING AREA; 10' TO COVERED FRONT PATIOS.

**THE REAR BSL IS 20' FOR TWO STORY HOMES; 15' FOR SINGLE STORY HOMES AND/OR COVERED PATIOS.



TYPICAL CORNER LOT
TYPICAL LOT DETAIL
50' X 120'
SCALE: N.T.S.



STATUS: **FOR REVIEW**

PROJ. NO.: 2149	MUNICIPAL TRACKING NO.:
DATE: OCT 2020	
SCALE: NONE	
DRAWN: GS	
APPROVED: BIB	

LOT TABLE

SITE CONTAINS 225 LOTS (28.8846 ACRES)

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 1-20.

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 21-40.

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 41-60.

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 61-80.

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 81-100.

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 101-120.

TRACT TABLE

SITE CONTAINS 25 TRACTS (14.9184 ACRES)

Table with 3 columns: TRACT, AREA (ACRES), USE. Rows A-Y.

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

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 121-140.

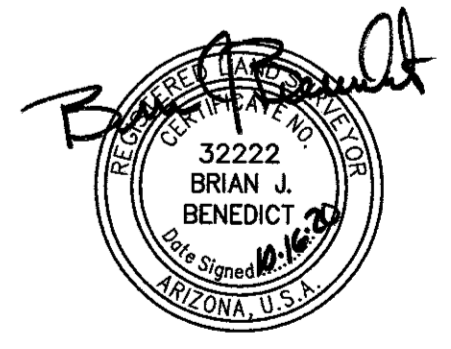
Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 141-160.

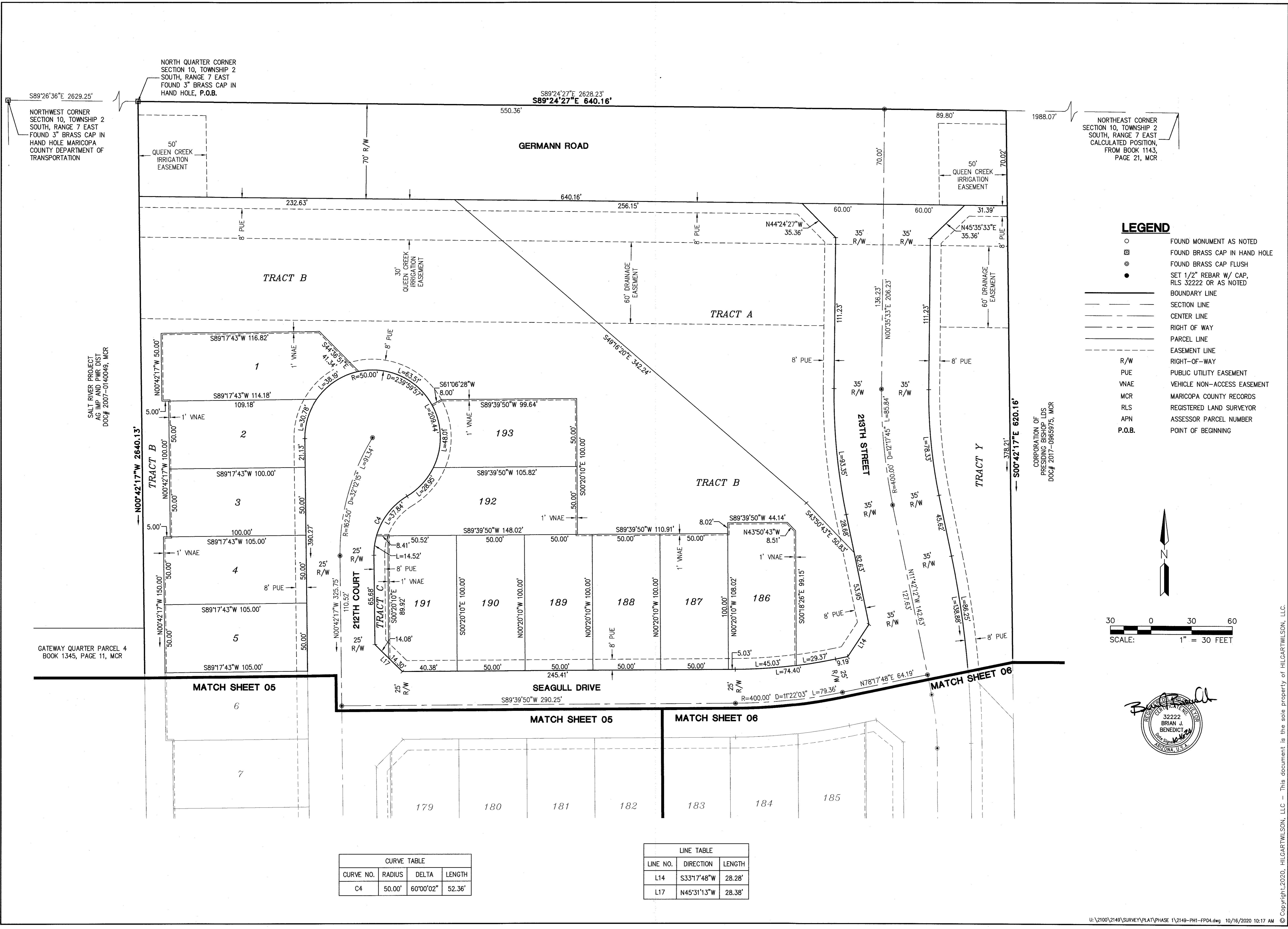
Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 161-180.

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 181-200.

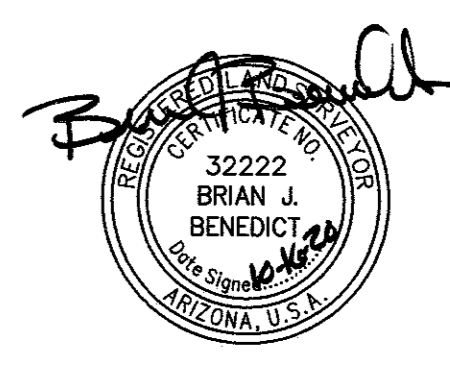
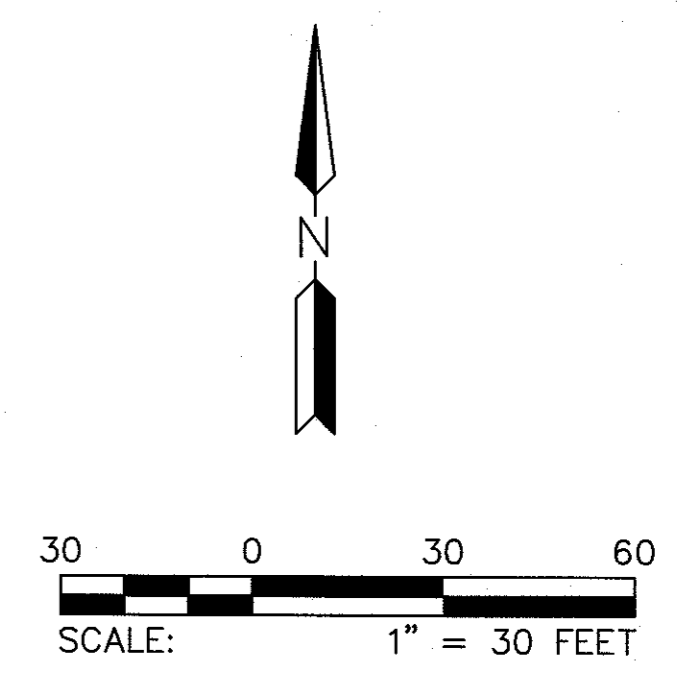
Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 201-220.

Table with 3 columns: LOT NO., AREA (SQ.FT), AREA (ACRES). Rows 221-225.





- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊙ FOUND BRASS CAP IN HAND HOLE
 - ⊕ FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY
 - PUBLIC UTILITY EASEMENT
 - VNAE
 - MCR
 - RLS
 - APN
 - P.O.B.



CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C4	50.00'	60°00'02"	52.36'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L14	S33°17'48"W	28.28'
L17	N45°31'13"W	28.38'

NORTHWEST CORNER SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST FOUND 3" BRASS CAP IN HAND HOLE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

NORTH QUARTER CORNER SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST FOUND 3" BRASS CAP IN HAND HOLE, P.O.B.

S89°24'27"E 2628.23'
S89°24'27"E 640.16'

NORTHEAST CORNER SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST CALCULATED POSITION, FROM BOOK 1143, PAGE 21, MCR

SALT RIVER PROJECT
AG IMP AND PKR DIST
DOC# 2007-0140049, MCR

CORPORATION OF
PRESIDING BISHOP LDS
DOC# 2017-0866975, MCR

GATEWAY QUARTER PARCEL 4
BOOK 1345, PAGE 11, MCR

MATCH SHEET 05

MATCH SHEET 05

MATCH SHEET 06

MATCH SHEET 06

LEGEND

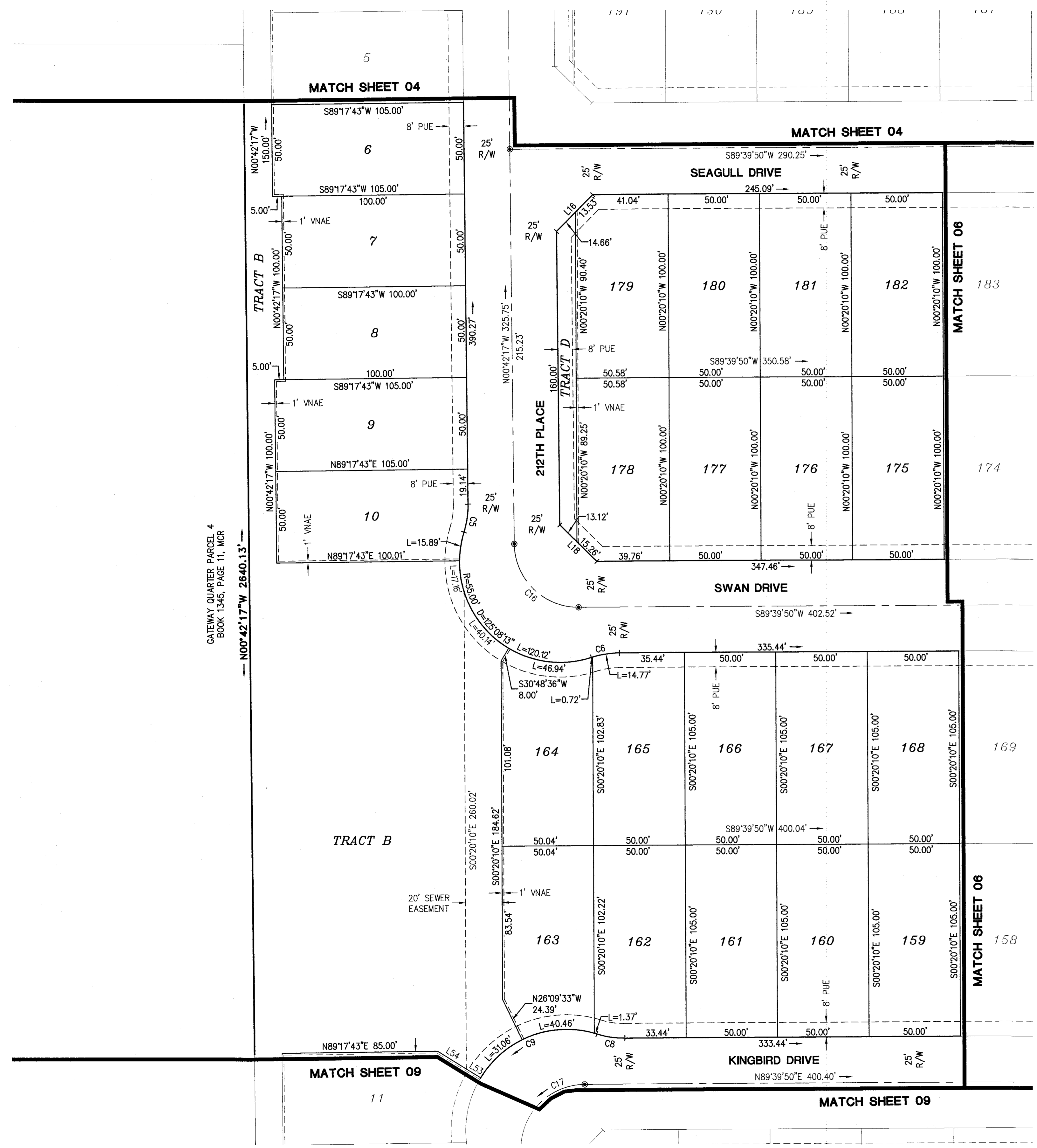
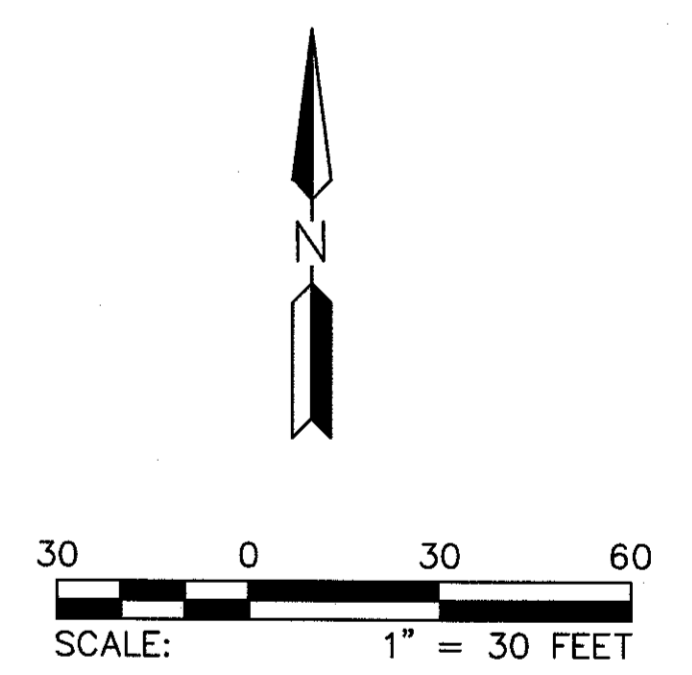
- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING

CURVE TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
C5	50.00'	17°45'10"	15.49'
C6	50.00'	17°45'10"	15.49'
C8	50.00'	17°45'10"	15.49'
C9	55.00'	125°52'27"	120.83'
C16	35.00'	89°37'53"	54.75'
C17	35.00'	90°22'07"	55.20'

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L16	S44°28'47"W	28.19'
L18	N45°31'13"W	28.38'
L53	S58°31'02"E	9.23'
L54	S58°31'02"E	18.48'



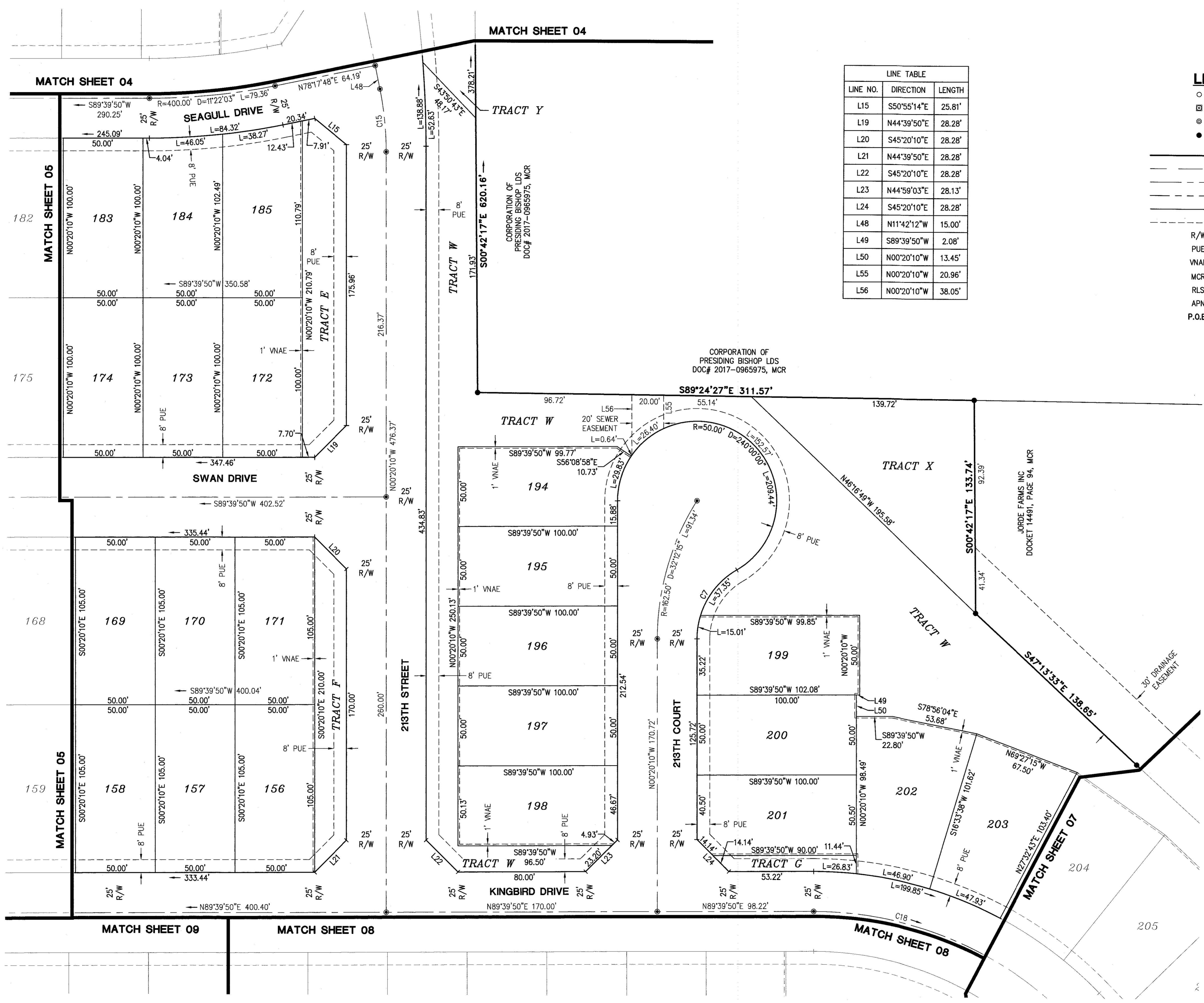
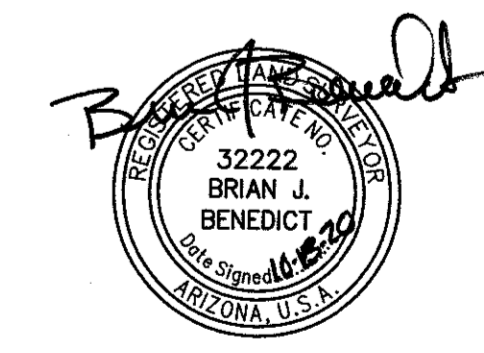
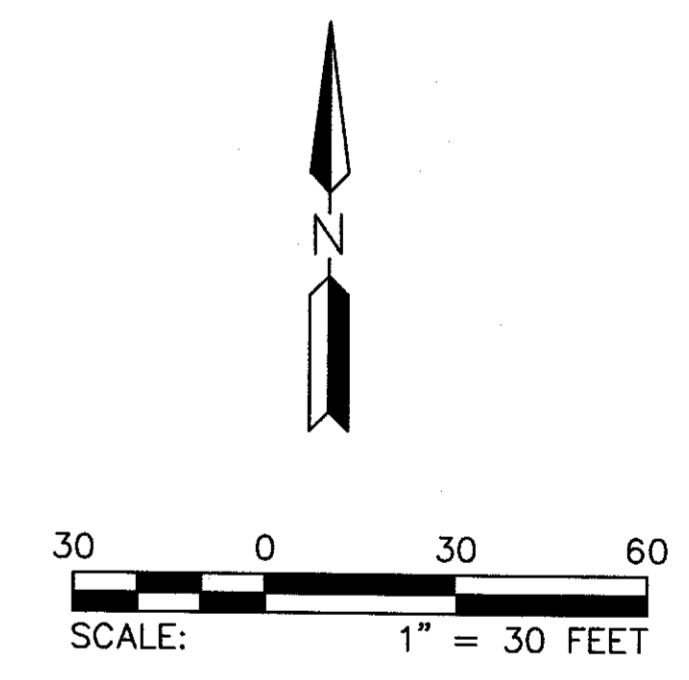
GATEWAY QUARTER PARCEL 4
BOOK 1345, PAGE 11, MCR
N00°42'17"W 2640.13'

LINE NO.	DIRECTION	LENGTH
L15	S50°55'14"E	25.81'
L19	N44°39'50"E	28.28'
L20	S45°20'10"E	28.28'
L21	N44°39'50"E	28.28'
L22	S45°20'10"E	28.28'
L23	N44°59'03"E	28.13'
L24	S45°20'10"E	28.28'
L48	N11°42'12"W	15.00'
L49	S89°39'50"W	2.08'
L50	N00°20'10"W	13.45'
L55	N00°20'10"W	20.96'
L56	N00°20'10"W	38.05'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING

CURVE NO.	RADIUS	DELTA	LENGTH
C7	50.00'	60°00'00"	52.36'
C15	200.00'	11°22'03"	39.68'
C18	225.00'	45°48'11"	179.87'



JORDE FARMS - PHASE 1
 S.W.C. OF CRISMON AND GERMANN ROAD
 QUEEN CREEK, ARIZONA
FINAL PLAT

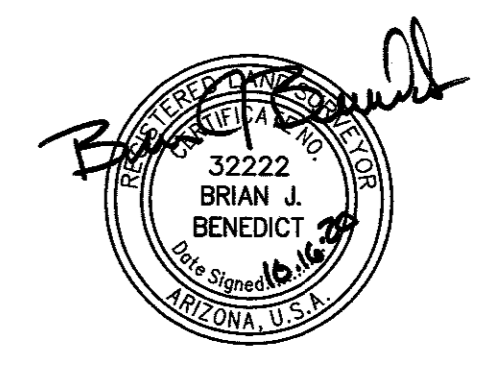
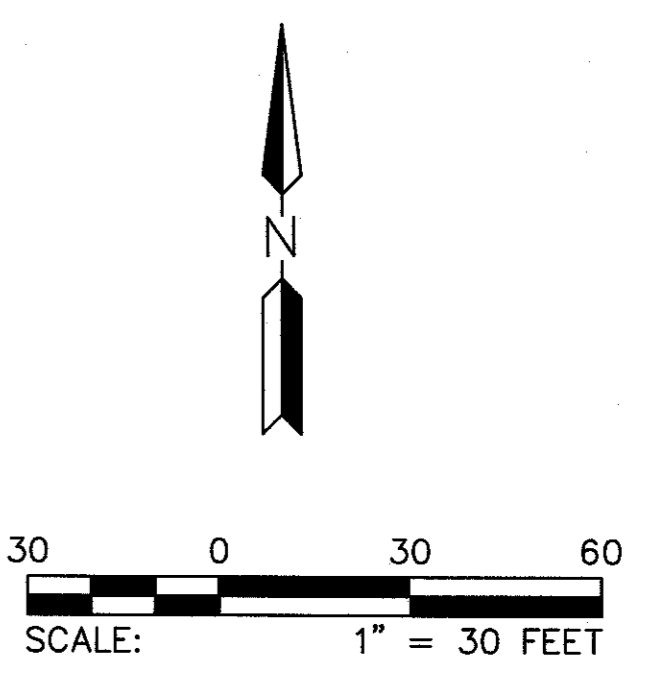
LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L30	N00°28'08"E	28.28'
L31	S89°31'53"E	28.28'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C18	225.00'	45°48'11"	179.87'
C19	200.00'	44°11'49"	154.28'



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SCALE: AS SHOWN	DRAWN: GS
APPROVED: BJB	

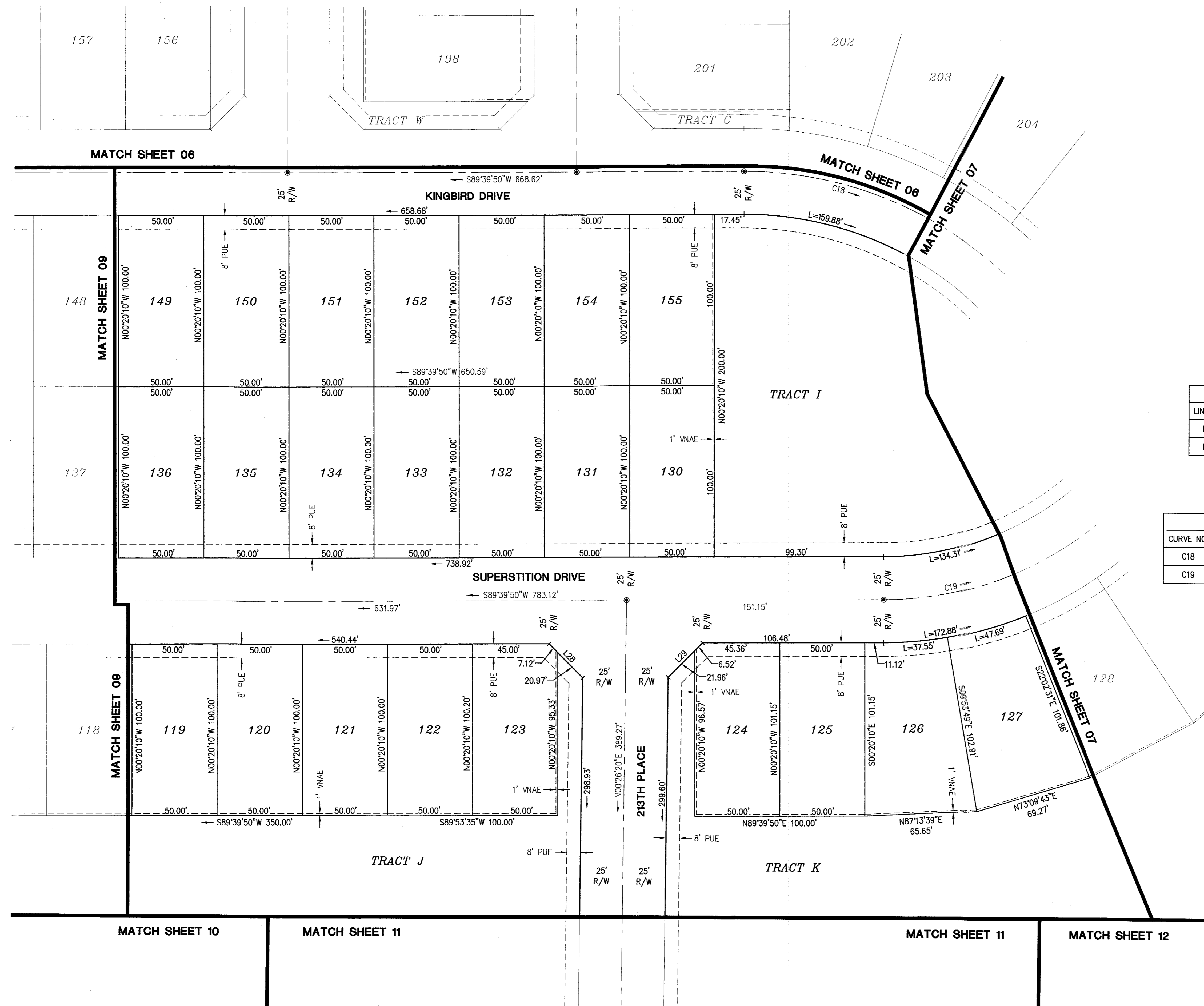
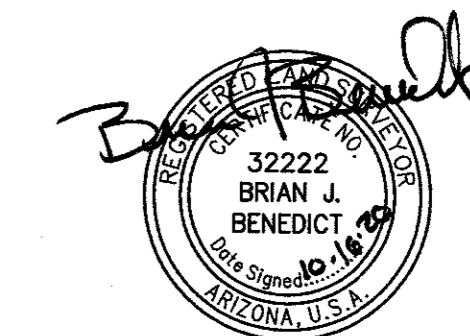
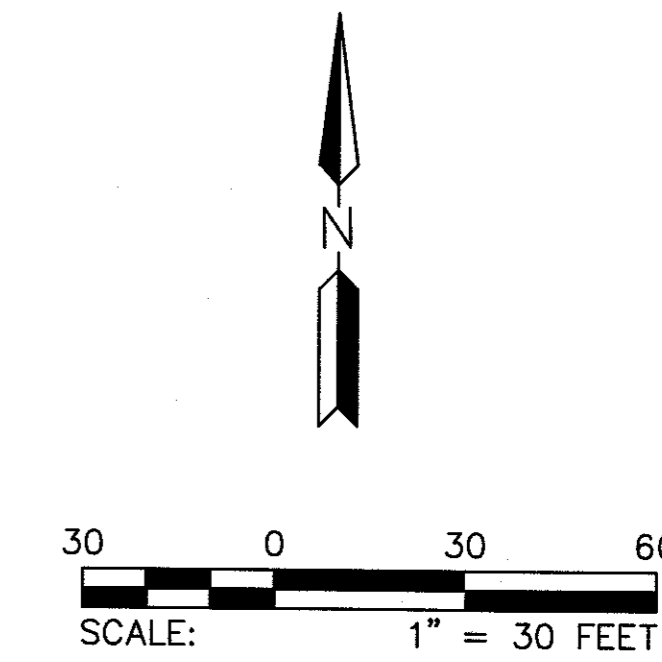
DWG. NO.
FP07
 SHT. 7 OF 16

LEGEND

- FOUND MONUMENT AS NOTED
- ◻ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE VEHICLE NON-ACCESS EASEMENT
- VNAE MARICOPA COUNTY RECORDS
- MCR REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN POINT OF BEGINNING

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L28	N44°56'55"W	28.09'
L29	N45°03'05"E	28.47'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C18	225.00'	45°48'11"	179.87'
C19	200.00'	44°11'49"	154.28'



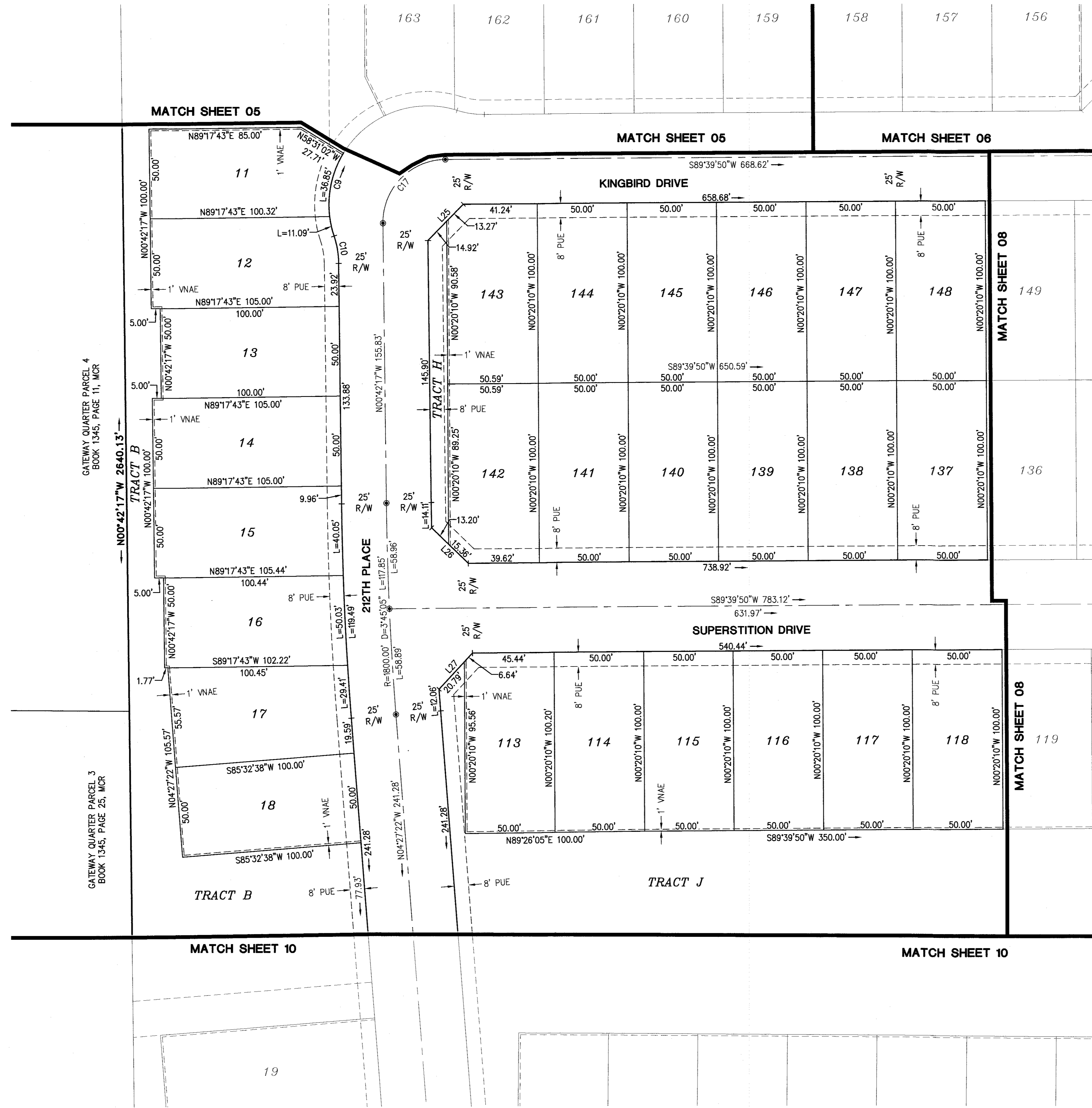
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DATE: OCT 2020	MUNICIPAL TRACKING NO.:
SCALE: AS SHOWN	DRAWN: GS
APPROVED: BJB	DWG. NO. FP08
	SHT. 8 OF 16

JORDE FARMS - PHASE 1

S.W.C. OF CRISMON AND GERMANN ROAD
QUEEN CREEK, ARIZONA

FINAL PLAT

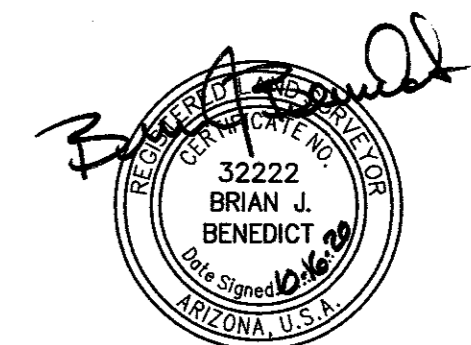
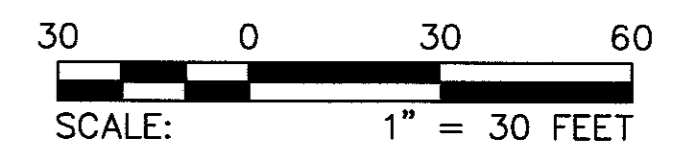


LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
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- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L25	N44°28'47"E	28.19'
L26	N45°54'34"W	28.57'
L27	S42°57'36"W	27.43'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	55.00'	125°52'27"	120.83'
C10	50.00'	17°45'10"	15.49'
C17	35.00'	90°22'07"	55.20'



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STATUS:

PROJ. NO.: 2149
DATE: OCT 2020
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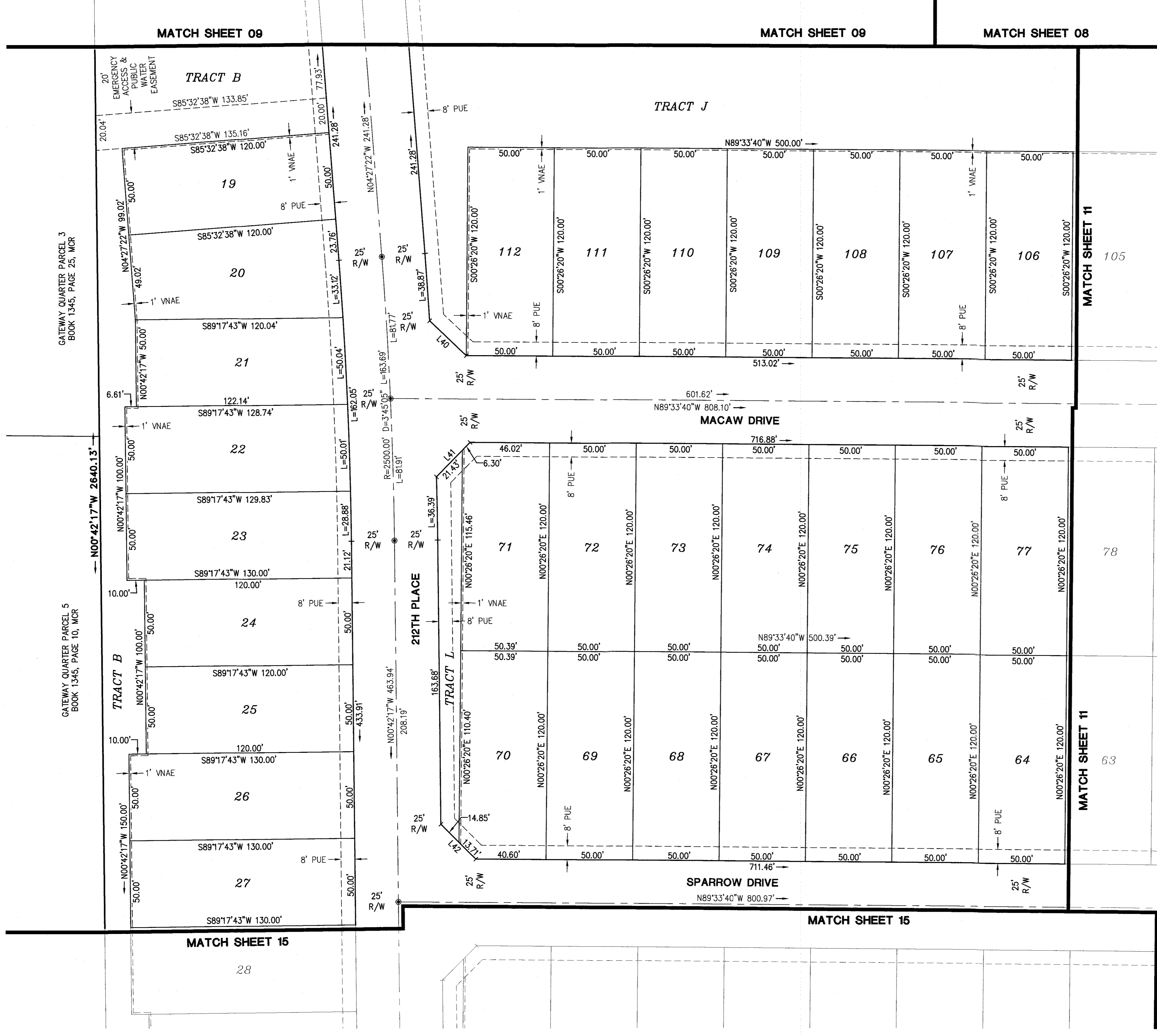
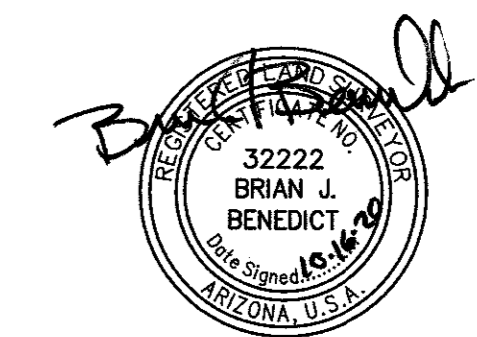
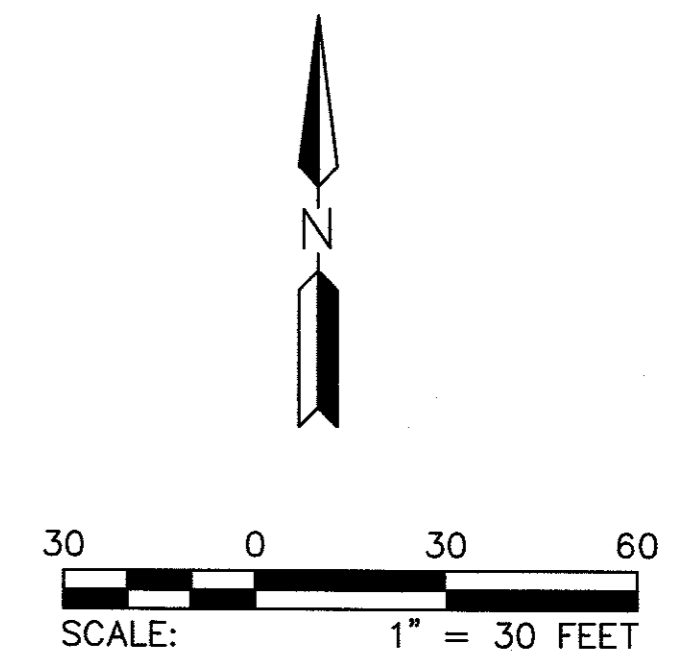
DWG. NO.
FP09

SHT. 9 OF 16

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING

LINE NO.	DIRECTION	LENGTH
L40	N46°27'15"W	29.20'
L41	N44°20'27"E	27.74'
L42	N45°07'58"W	28.57'



JORDE FARMS - PHASE 1
 S.W.C. OF CRISMON AND GERMANN ROAD
 QUEEN CREEK, ARIZONA

FINAL PLAT

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DATE: OCT 2020

SCALE: AS SHOWN

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DWG. NO.

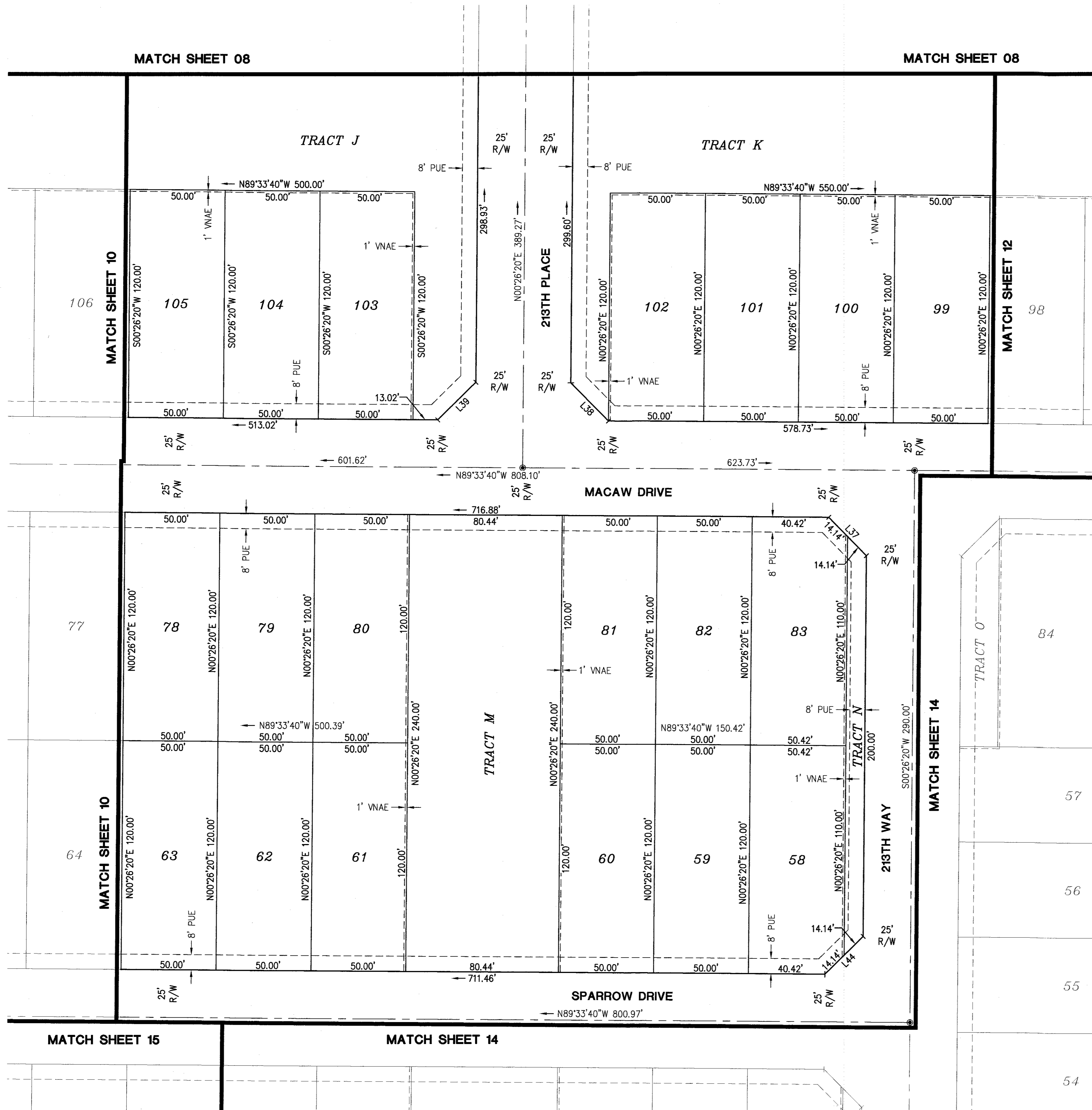
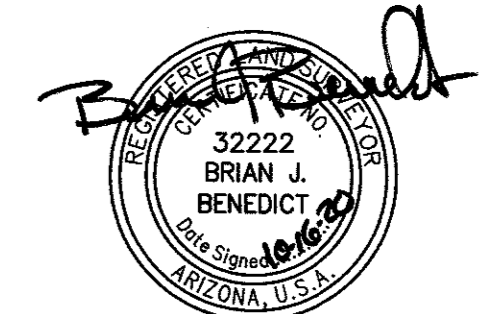
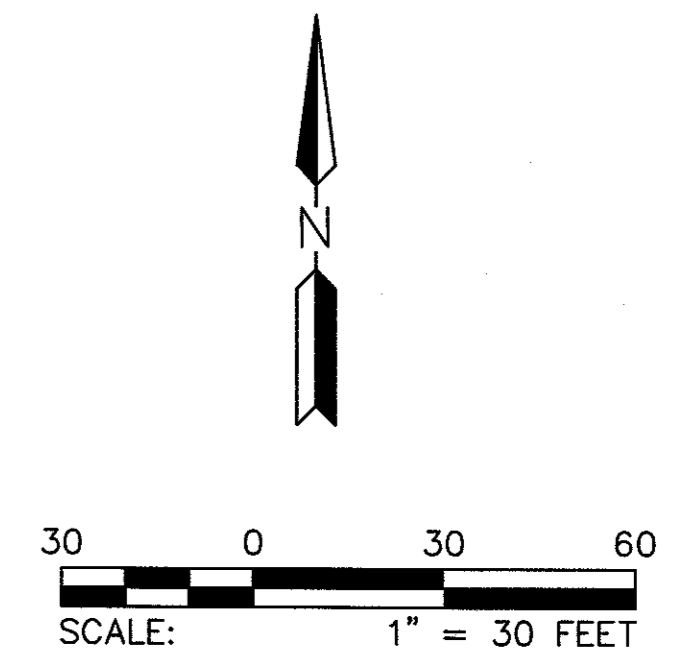
FP11

SHT. 11 OF 16

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - EASEMENT LINE
- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING

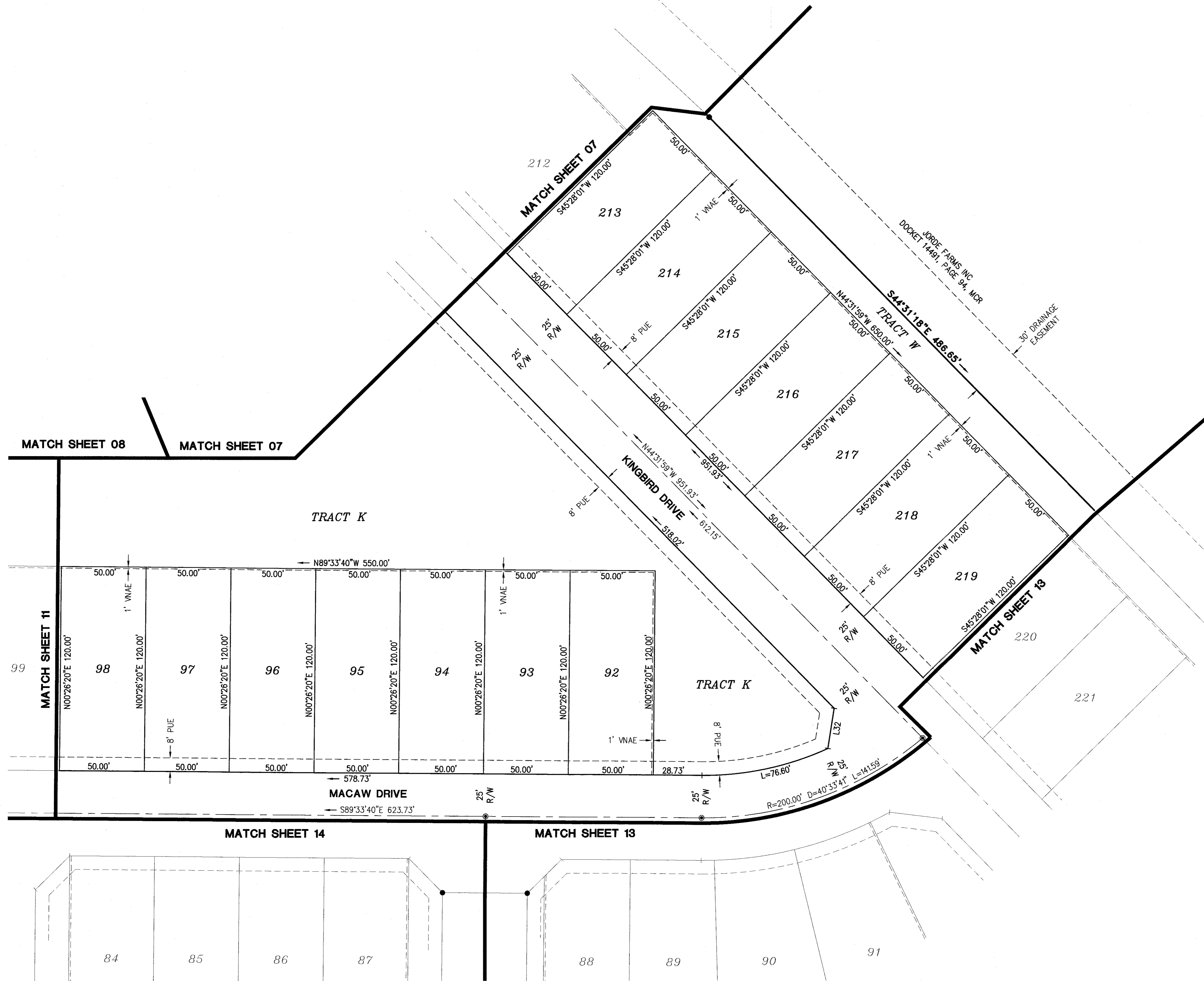
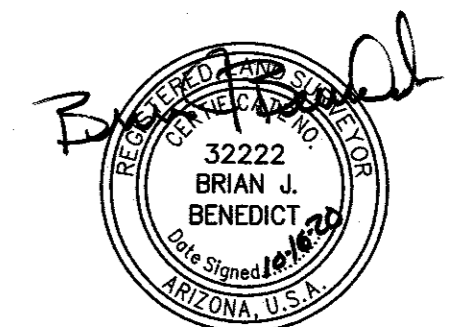
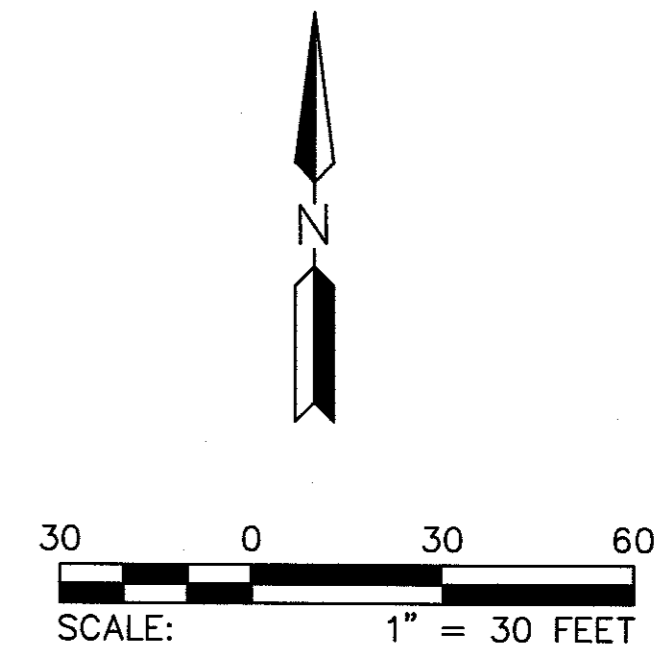
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L37	N44°33'40"W	28.28'
L38	S44°33'40"E	28.28'
L39	N45°26'20"E	28.28'
L44	N45°26'20"E	28.28'



LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L32	N08°46'31"E	23.90'



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PROJ. NO.: 2149
DATE: OCT 2020
SCALE: AS SHOWN
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APPROVED: BJB

DWG. NO.
FP12
SHT. 12 OF 16

JORDE FARMS - PHASE 1

S.W.C. OF CRISMON AND GERMANN ROAD
 QUEEN CREEK, ARIZONA

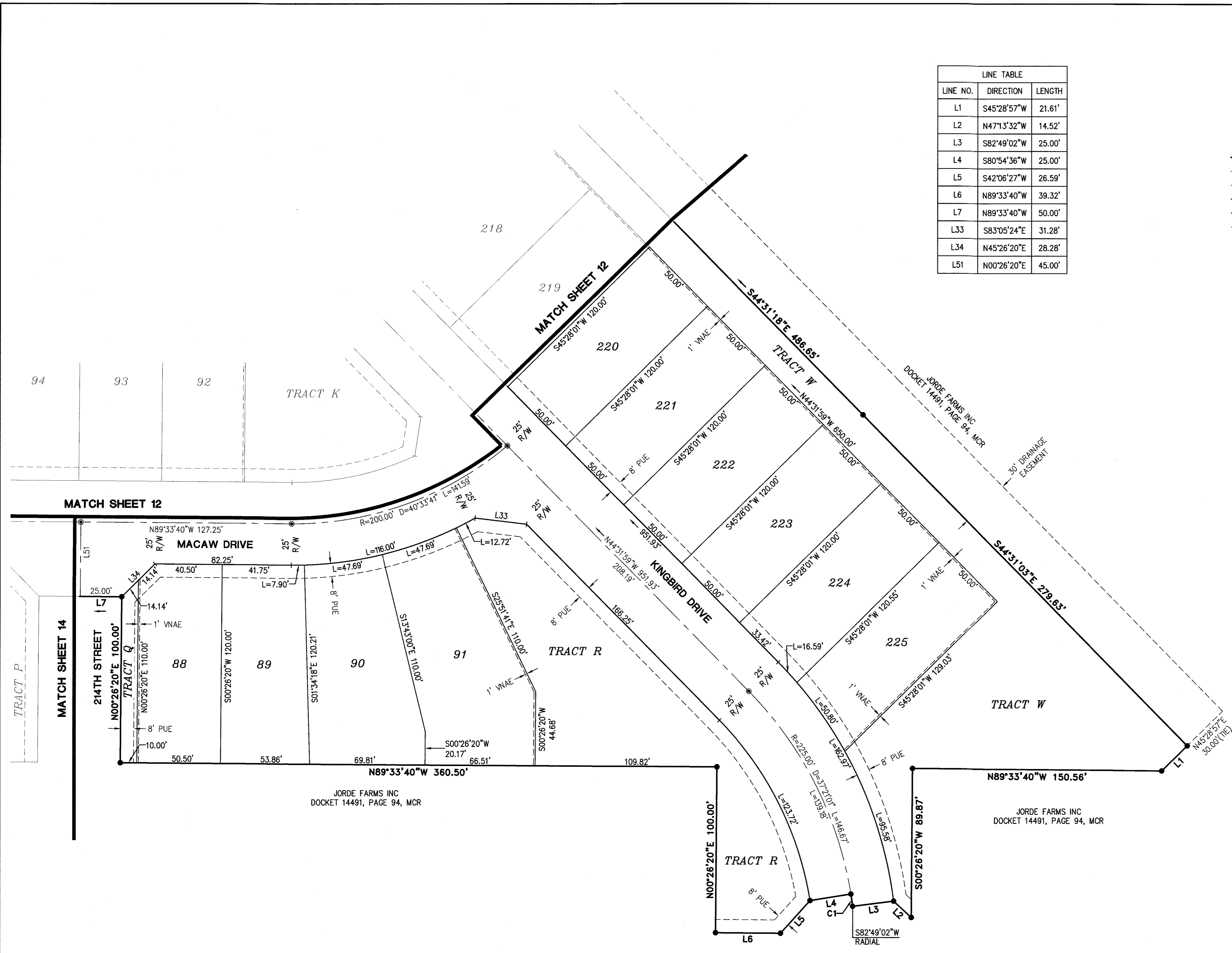
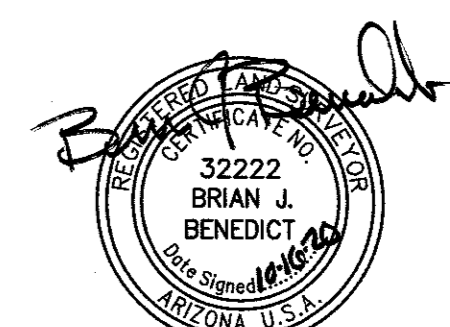
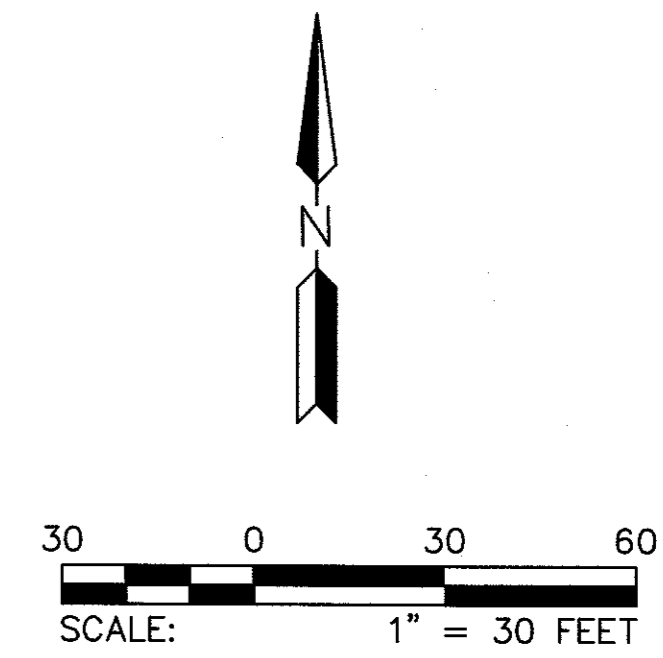
FINAL PLAT

LINE NO.	DIRECTION	LENGTH
L1	S45°28'57"W	21.61'
L2	N47°13'32"W	14.52'
L3	S82°49'02"W	25.00'
L4	S80°54'36"W	25.00'
L5	S42°06'27"W	26.59'
L6	N89°33'40"W	39.32'
L7	N89°33'40"W	50.00'
L33	S83°05'24"E	31.28'
L34	N45°26'20"E	28.28'
L51	N00°26'20"E	45.00'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
- BOUNDARY LINE
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- R/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICLE NON-ACCESS EASEMENT
- MCR MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- P.O.B. POINT OF BEGINNING

CURVE NO.	RADIUS	DELTA	LENGTH
C1	225.00'	1°54'26"	7.49'



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APPROVED: BJB

MUNICIPAL TRACKING NO:

32222

BRIAN J. BENEDICT

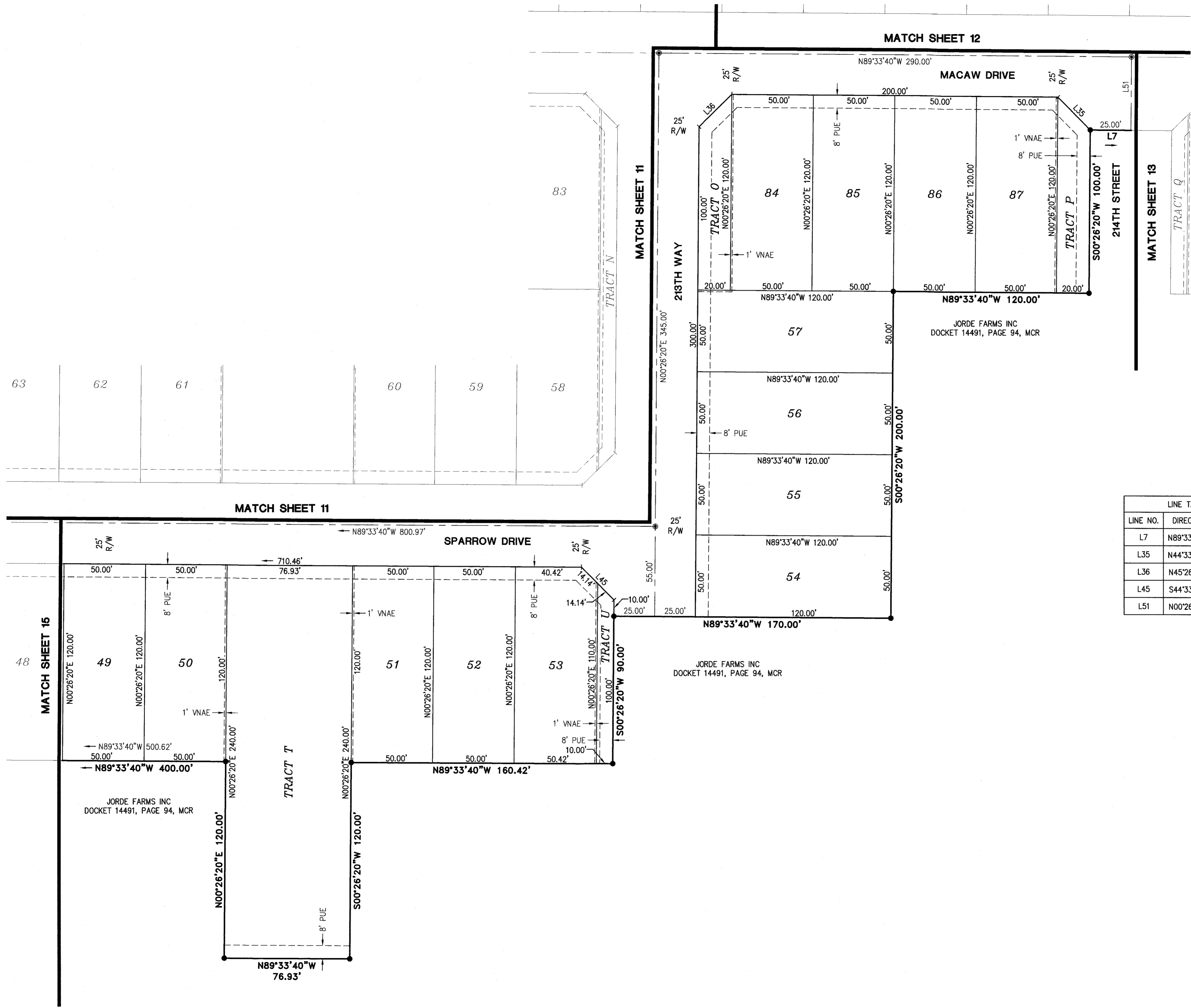
REGISTERED LAND SURVEYOR

ARIZONA, U.S.A.

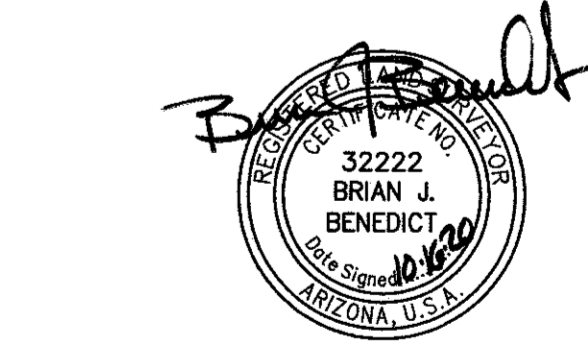
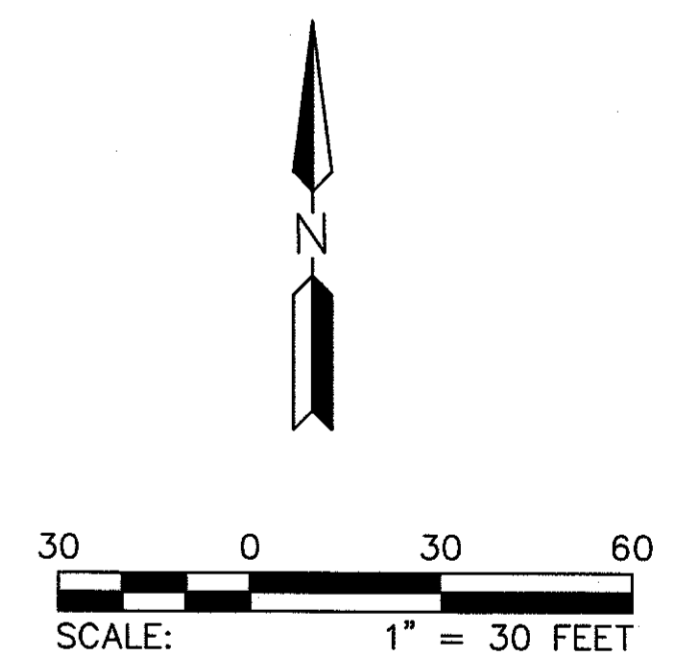
DWG. NO.

FP13

SHT. 13 OF 16



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L7	N89°33'40"W	50.00'
L35	N44°33'40"W	28.28'
L36	N45°26'20"E	28.28'
L45	S44°33'40"E	28.28'
L51	N00°26'20"E	45.00'



- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
 - BOUNDARY LINE
 - - - SECTION LINE
 - - - CENTER LINE
 - - - RIGHT OF WAY
 - - - PARCEL LINE
 - - - EASEMENT LINE
 - - - RIGHT-OF-WAY
 - R/W RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT
 - VNAE VEHICLE NON-ACCESS EASEMENT
 - MCR MARICOPA COUNTY RECORDS
 - RLS REGISTERED LAND SURVEYOR
 - APN ASSESSOR PARCEL NUMBER
 - P.O.B. POINT OF BEGINNING

JORDE FARMS - PHASE 1
 S.W.C. OF CRISMON AND GERMANN ROAD
 QUEEN CREEK, ARIZONA
FINAL PLAT

PROJ. NO.: 2149
 DATE: OCT 2020
 SCALE: AS SHOWN
 DRAWN: GS
 APPROVED: BJB

STATUS:
 MUNICIPAL TRACKING NO:

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JORDE FARMS - PHASE 1
 S.W.C. OF CRISMON AND GERMANN ROAD
 QUEEN CREEK, ARIZONA
FINAL PLAT

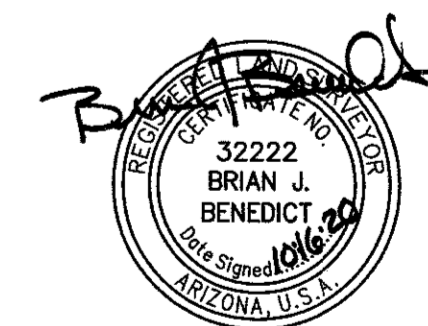
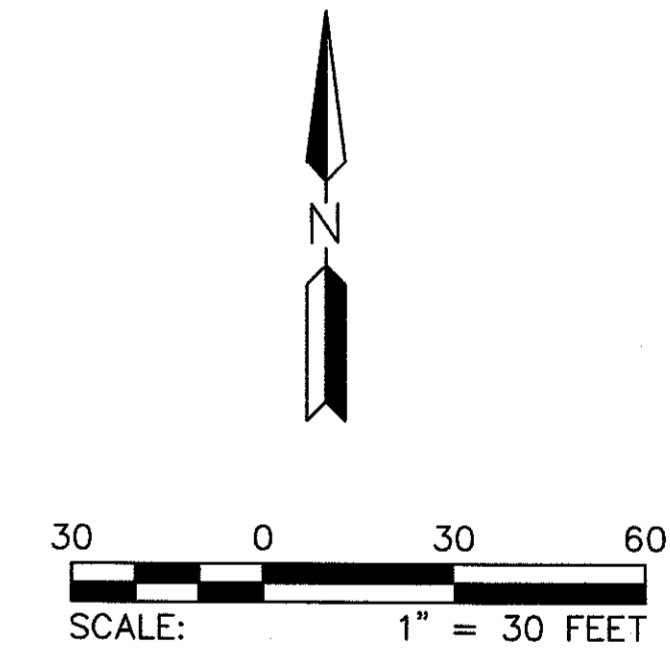
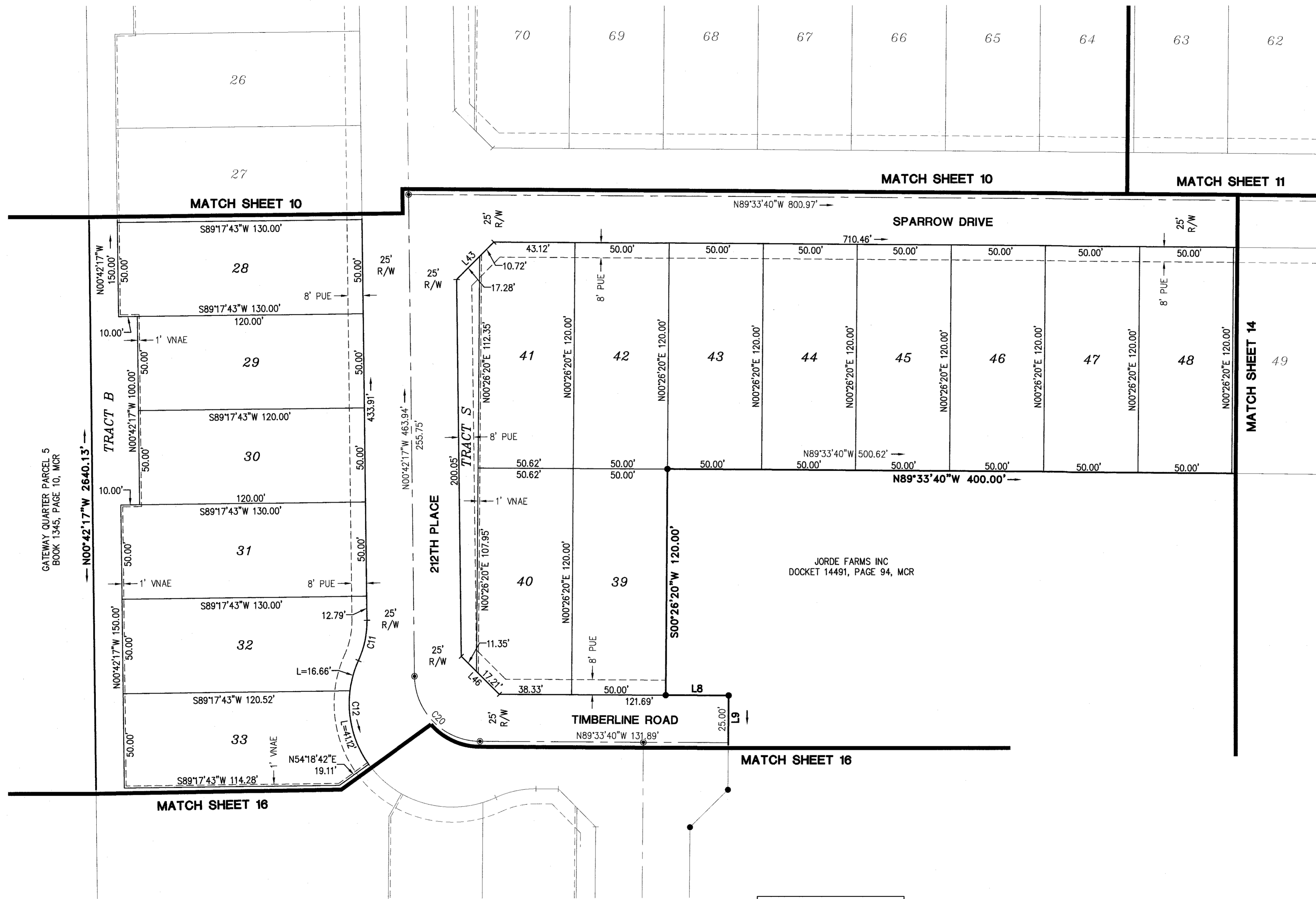
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 DATE: OCT 2020
 SCALE: AS SHOWN
 DRAWN: GS
 APPROVED: BJB

DWG. NO.
FP15
 SHT. 15 OF 16

LEGEND

- FOUND MONUMENT AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- · - · - RIGHT OF WAY
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- · - · - EASEMENT LINE
- · - · - RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- PUE VEHICLE NON-ACCESS EASEMENT
- VNAE MARICOPA COUNTY RECORDS
- MCR REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN POINT OF BEGINNING



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L8	S89°33'40"E	33.37'
L9	S00°26'20"W	50.00'
L43	N44°52'02"E	28.00'
L46	N45°07'58"W	28.57'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C11	50.00'	25°12'32"	22.00'
C12	55.00'	139°16'11"	133.69'
C20	35.00'	88°51'23"	54.28'

JORDE FARMS - PHASE 1
 S.W.C. OF CRISMON AND GERMANN ROAD
 QUEEN CREEK, ARIZONA
FINAL PLAT

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PROJ. NO.: 2149

DATE: OCT 2020

SCALE: AS SHOWN

DRAWN: GS

APPROVED: BJB

DWG. NO.

FP16

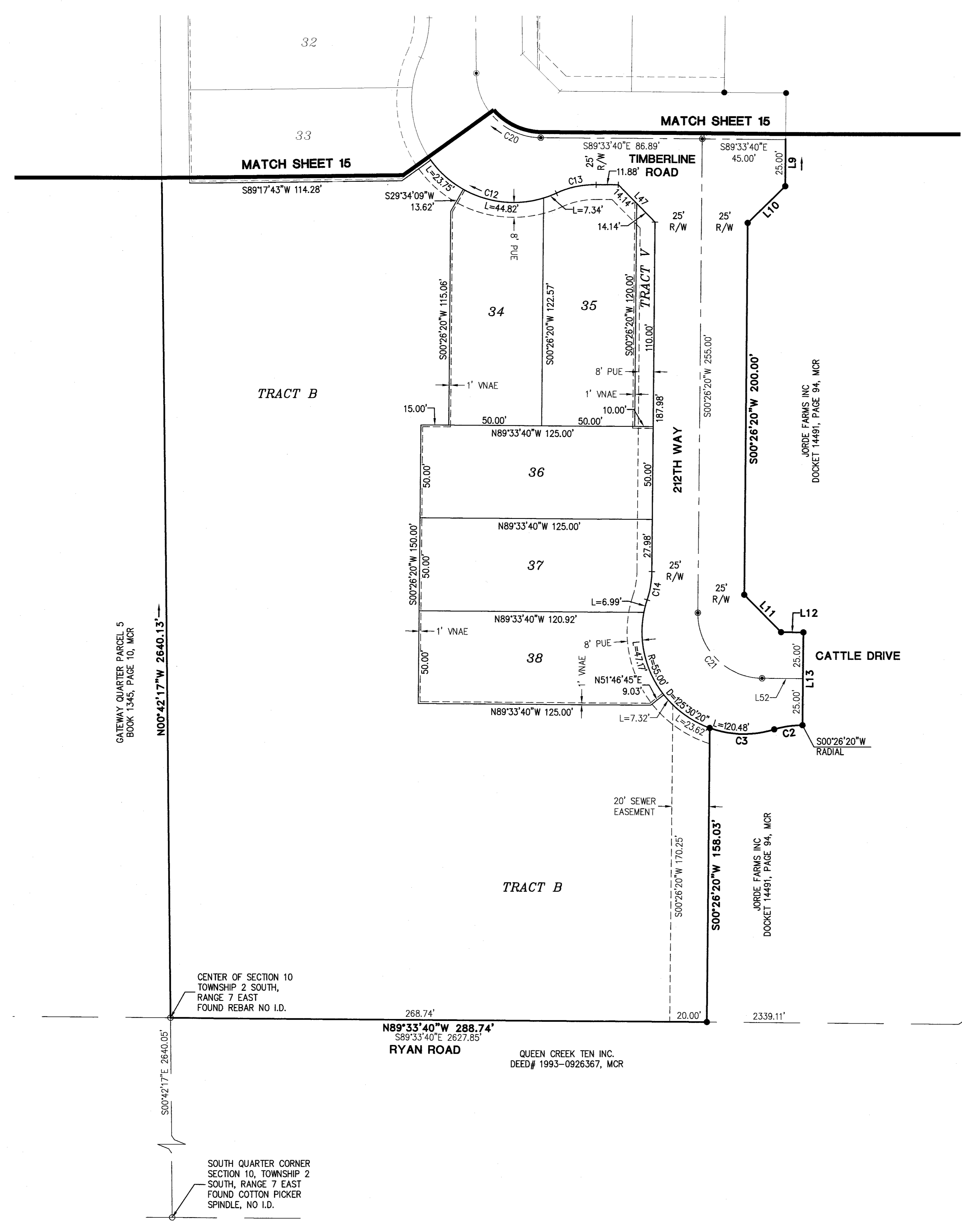
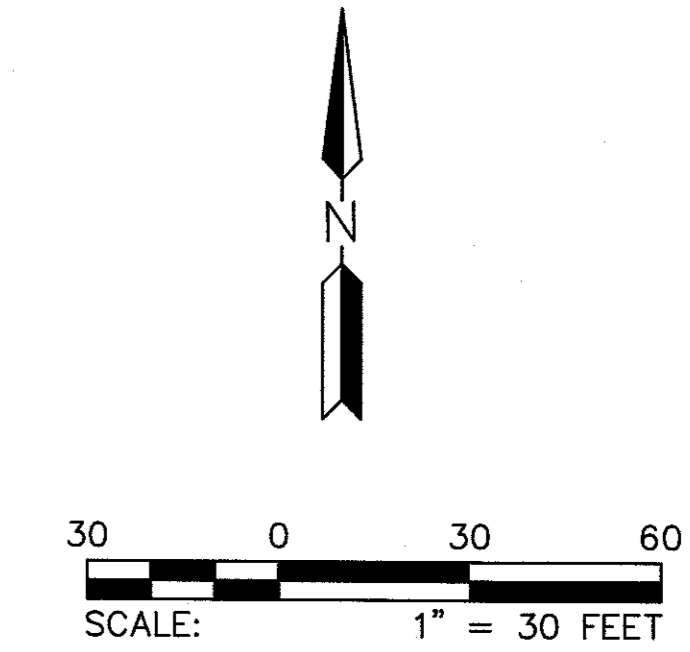
SHT. 16 OF 16

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
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- SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
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- - - PARCEL LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - VEHICLE NON-ACCESS EASEMENT
- - - MARICOPA COUNTY RECORDS
- - - REGISTERED LAND SURVEYOR
- - - ASSESSOR PARCEL NUMBER
- - - POINT OF BEGINNING

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S00°26'20"W	50.00'
L10	S45°26'20"W	28.28'
L11	S44°33'40"E	28.28'
L12	S89°33'40"E	12.02'
L13	S00°26'20"W	50.00'
L47	N44°33'40"W	28.28'
L52	N89°33'40"W	22.02'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C2	50.00'	17°45'10"	15.49'
C3	55.00'	36°52'07"	35.39'
C12	55.00'	139°16'11"	133.69'
C13	50.00'	25°12'17"	22.00'
C14	50.00'	17°45'10"	15.49'
C20	35.00'	88°51'23"	54.28'
C21	35.00'	90°00'00"	54.98'



EAST QUARTER CORNER
 SECTION 10, TOWNSHIP 2
 SOUTH, RANGE 7 EAST
 POSITION CALCULATED
 FROM INTERSECTION OF 4
 PK NAIL STRADDLES

GATEWAY QUARTER PARCEL 5
 BOOK 1345, PAGE 10, MCR

CENTER OF SECTION 10
 TOWNSHIP 2 SOUTH,
 RANGE 7 EAST
 FOUND REBAR NO I.D.

SOUTH QUARTER CORNER
 SECTION 10, TOWNSHIP 2
 SOUTH, RANGE 7 EAST
 FOUND COTTON PICKER
 SPINDLE, NO I.D.

N89°33'40"W 288.74'
 S89°33'40"E 2627.85'
RYAN ROAD

QUEEN CREEK TEN INC.
 DEED# 1993-0926367, MCR

JORDE FARMS INC
 DOCKET 14491, PAGE 94, MCR

JORDE FARMS INC
 DOCKET 14491, PAGE 94, MCR