

# MINOR LAND DIVISION FOR COPPER FALLS

A PORTION OF THE EAST HALF OF SECTION 30,TOWNSHIP 1 NORTH,  
RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOP COUNTY, ARIZONA

## DEVELOPER

REXCO, LLC  
2241 EAST COLTER STREET  
PHOENIX, AZ 85016  
PHONE: (480) \_\_\_\_\_  
CONTACT: MR. TERRY KLINGER

## CIVIL ENGINEER

WOOD, PATEL & ASSOCIATES, INC.  
2051 W. NORTHERN AVE.  
PHOENIX, ARIZONA 85021  
PHONE: (602)335-8500  
FAX: (602)335-8580  
CONTACT: MR. DAN CRONIN

## DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_, HAS SUBDIVIDED UNDER THE NAME OF " COPPER FALLS", A MINOR LAND DIVISION LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND DOES HEREBY PUBLISH THIS MINOR LAND DIVISION FOR "COPPER FALLS" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH BLOCK, STREET, AND EASEMENT, CONSTITUTING SAME, AND THAT EACH BLOCK, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND NAME THAT IS GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS MINOR LAND DIVISION.

OWNERS HEREBY DEDICATE TO THE CITY OF BUCKEYE FEE TITLE TO ALL PUBLIC RIGHT-OF-WAY AS SHOWN ON THE MINOR LAND DIVISION.

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

ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 2019, BY \_\_\_\_\_, THE  
\_\_\_\_\_, THE SUCCESSOR UPON THE CONVERSION OF  
\_\_\_\_\_, FOR AND ON BEHALF THEREOF.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## APPROVALS

I CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS HAVE BEEN COMPLIED WITH.

BY: \_\_\_\_\_ DATE  
BUCKEYE CITY ENGINEER

BY: \_\_\_\_\_ DATE  
DEVELOPMENT SERVICES DIRECTOR

## FLOOD ZONE DESIGNATION

THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING FLOOD ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO \_\_\_\_\_, WITH A REVISION DATE OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040039, IN THE CITY OF BUCKEYE, COUNTY OF MARICOPA, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

## DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 30, MONUMENTED BY A BRASS CAP IN A DIRT HOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 30, MONUMENTED BY A BRASS CAP IN A DIRT HOLE BEARS AS A BASIS OF BEARINGS SOUTH 00 DEGREES 38 MINUTES 11 SECONDS WEST, A DISTANCE OF 2618.70 FEET;  
THENCE SOUTH 00 DEGREES 38 MINUTES 11 SECONDS WEST, ALONG THE EASTERLY LINE OF THE SOUTHEAST CORNER OF SAID SECTION 30, A DISTANCE OF 1601.21 FEET;  
THENCE NORTH 89 DEGREES 21 MINUTES 49 SECONDS WEST, A DISTANCE OF 65.00 FEET;  
THENCE SOUTH 88 DEGREES 41 MINUTES 11 SECONDS WEST, A DISTANCE OF 599.42 FEET;  
THENCE SOUTH 44 DEGREES 39 MINUTES 05 SECONDS WEST, A DISTANCE OF 266.22 FEET;  
THENCE SOUTH 00 DEGREES 37 MINUTES 21 SECONDS WEST, A DISTANCE OF 834.54 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30;  
THENCE SOUTH 88 DEGREES 41 MINUTES 11 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 454.82 FEET;  
THENCE NORTH 00 DEGREES 44 MINUTES 31 SECONDS EAST, A DISTANCE OF 1323.77 FEET;  
THENCE SOUTH 89 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 1301.31 FEET TO A POINT LYING ON THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30;  
THENCE NORTH 00 DEGREES 50 MINUTES 42 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1338.20 FEET TO THE CENTER OF SAID SECTION 30, MONUMENTED BY A PK NAIL;  
THENCE CONTINUING NORTH 00 DEGREES 50 MINUTES 42 SECONDS EAST, ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1294.15 FEET;  
THENCE NORTH 89 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 2592.85 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30;  
THENCE SOUTH 00 DEGREES 38 MINUTES 16 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1312.52 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 30, SAID POINT BEING THE POINT OF BEGINNING.

APN 504-40-012E

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## BASIS OF BEARING

## INDEX SHEET

SHEET 1	DEDICATIONS, ACKNOWLEDGMENTS, CERTIFICATIONS AND NOTES
SHEET 2	BOUNDARY MAP, TABLES, LEGEND
SHEET 3-4	PLAN SHEET

## NOTES

- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:  
A. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.  
B. CONSTRUCTION, STRUCTURES, MAILBOXES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY THE CITY OF BUCKEYE AND ALL DRY PUBLIC UTILITIES WHICH USE OR MAY USE THE EASEMENT.  
C. LANDSCAPING
- ALL NEW OR RELOCATED UTILITIES ARE TO BE INSTALLED UNDERGROUND EXCEPT THOSE ELECTRIC LINES ACCEPTED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- THE LAND DESCRIBED IN THIS PLAT IS LOCATED WITHIN THE CITY OF BUCKEYE SERVICE AREA, CERTIFICATE OF ASSURED 100 YEAR WATER SUPPLY NO. 27-401140.0000, UNDER A.R.S. 45-576, AND THE APPLICABLE REGULATIONS, HAS BEEN ISSUED.
- AN 18" REBAR WITH AN R.L.S. CAP WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, TRACT CORNERS, AND POINTS OF CURVATURE AT THE COMPLETION OF MASS GRADING.
- THE MAINTENANCE OF ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SUN CITY FESTIVAL COMMUNITY ASSOCIATION OR ABUTTING PROPERTY OWNER IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 'SUN CITY FESTIVAL' PREVIOUSLY RECORDED AS INSTRUMENT NO. 2005-1720347 AND ANY SUPPLEMENTAL DECLARATIONS RECORDED PURSUANT THERETO (COLLECTIVELY THE 'C.C. & R.'S').
- ALL MEASUREMENTS ARE THE SAME AS RECORD UNLESS OTHERWISE NOTED. ALL FOUND MONUMENTS ARE WITHIN ACCEPTABLE TOLERANCES PER ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS, UNLESS OTHERWISE NOTED. REFER TO 'SUN CITY FESTIVAL UNIT 3' RECORDED IN BOOK 1264, PAGE 16, M.C.R.

## CERTIFICATION

I, BRIAN J. DIEHL, OF WOOD, PATEL & ASSOCIATES, INC. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OR PLAT CONSISTING OF FOUR (4) SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME DURING THE OF MONTH OF JUNE, 2018; THAT THIS SURVEY IS TRUE AND CORRECT AS SHOWN. THAT ALL MONUMENTS EXIST OF WILL BE SET AND THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. DIEHL R.L.S. 23945  
WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE - SUITE 100  
PHOENIX, ARIZONA 85021  
(602) 335-8500  
SURVEYOR@WOODPATEL.COM

## MINOR LAND DIVISION - COPPER FALLS

A PORTION OF THE EAST HALF OF SECTION 30,TOWNSHIP 1 NORTH,  
RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOP COUNTY, ARIZONA



CHECKED BY	BJD
CAD TECHNICIAN	DAB
SCALE	N.T.S.
DATE	01-15-2020
JOB NUMBER	184796
SHEET	1 OF 4

## MINOR LAND DIVISION - COPPER FALLS

A PORTION OF THE EAST HALF OF SECTION 30, T.1N., R.3W.  
RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

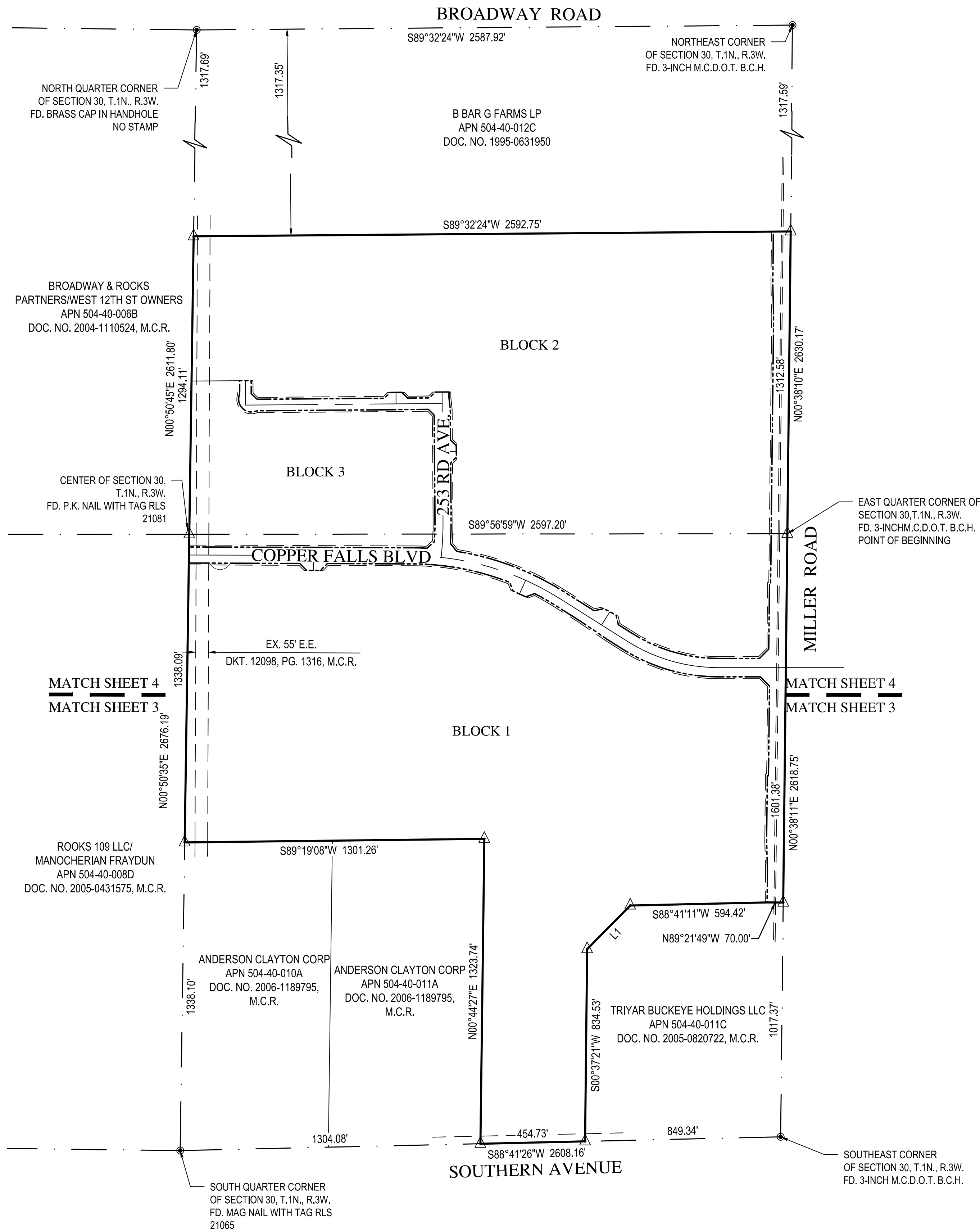
## LEGEND

△	CORNER OF THIS SUBDIVISION SET 1/2" REBAR W/ CAP WOODPATEL LS 23945 UNLESS OTHERWISE NOTED
●	SURVEY MONUMENT FOUND AS NOTED
APN	ASSESSOR PARCEL NUMBER
B.C.H.	BRASS CAP IN HANDHOLE
BK.	BOOK
E.E.	ELECTRIC EASEMENT
EX.	EXISTING
DOC.	DOCUMENT
DKT.	DOCKET
FD.	FOUND
M.C.R.	MARICOPA COUNTY RECORDS
M.C.D.O.T.	MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
NO.	NUMBER
R/W	RIGHT-OF-WAY
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT

———	BOUNDARY LINE
———	BOUNDARY LINE
- - - - -	EASEMENT LINE AS NOTED
- - - - -	RIGHT-OF-WAY LINE
———	PROPERTY LINE

## AREA TABLE

	AREA SQUARE FEET	AREA ACRES
BLOCK 1	3,445,881	79.11
BLOCK 2	3,073,513	70.56
BLOCK 3	658,878	15.13
RIGHT-OF-WAY	509,907	11.71
TOTAL	7,688,179	173.50



## LINE TABLE

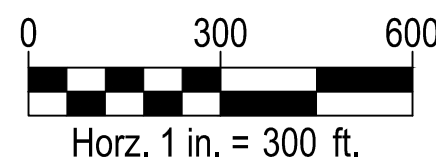
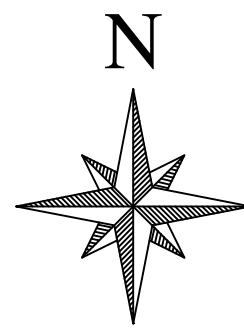
LINE	BEARING	DISTANCE
L1	N44°39'05"E	266.22'
L2	S32°15'00"W	67.50'
L3	N24°15'32"E	65.39'
L4	N00°13'30"E	65.00'
L5	S89°32'24"W	60.00'
L6	N00°27'36"W	50.00'
L7	S00°27'36"E	106.34'
L8	N89°21'50"W	5.00'
L9	S44°40'54"E	56.25'
L10	N70°21'56"E	41.60'
L11	S65°44'28"E	60.00'
L12	S21°50'52"E	41.60'
L13	N45°13'30"E	42.43'
L14	S89°46'30"E	60.00'
L15	S48°53'41"W	42.58'
L16	S45°27'36"E	35.36'
L17	S00°27'36"E	48.56'
L18	S89°32'24"W	50.00'
L19	N00°27'36"W	56.34'
L20	N45°27'36"W	35.36'

## LINE TABLE

LINE	BEARING	DISTANCE
L21	S44°32'24"W	35.36'
L22	S89°32'24"W	50.00'
L23	N45°27'36"W	35.36'
L24	S89°32'24"W	95.00'
L25	S44°32'24"W	35.36'
L26	S89°32'24"W	60.00'
L27	N00°27'36"W	25.00'
L28	N06°10'14"W	50.25'
L29	N00°27'36"W	133.43'
L30	N45°27'36"W	35.36'
L31	N00°27'36"W	50.00'
L32	N44°32'24"E	35.36'
L33	N38°44'29"W	43.93'
L34	S77°15'00"W	42.43'
L35	N62°30'49"W	60.21'
L36	N12°45'00"W	42.43'
L37	N57°45'00"W	72.98'
L38	S45°19'06"W	56.88'
L40	N89°21'50"W	5.00'

## CURVE TABLE

CURVE	DELTA	RADIUS	ARC
C1	32°15'00"	740.00'	416.52'
C2	32°01'30"	1200.00'	670.73'
C3	6°29'31"	1500.00'	169.96'
C4	32°15'00"	700.00'	394.01'
C5	23°13'13"	1235.00'	500.51'
C6	4°05'01"	1535.00'	109.40'
C7	17°20'29"	55.00'	16.65'
C8	124°40'58"	55.00'	119.69'
C9	3°58'10"	1465.00'	101.50'
C10	2°46'20"	1235.00'	59.75'
C11	21°04'59"	1165.00'	428.68'
C12	5°02'24"	1165.00'	102.48'
C13	32°15'00"	780.00'	439.04'



CHECKED BY	BJD
CAD TECHNICIAN	DAB
SCALE	1"=300'
DATE	01-15-20
JOB NUMBER	184796
SHEET	2 OF 4

MATCH SHEET 4  
MATCH SHEET 3

MATCH SHEET 4  
MATCH SHEET 3

**WOOD  
PATEL**

Wood, Patel &amp; Associates, Inc.

Civil Engineering  
Water Resources  
Land Survey  
Construction Management

602,335,8500

[www.woodpatel.com](http://www.woodpatel.com)

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RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOP COUNTY, ARIZONA



CHECKED BY \_\_\_\_\_

CAD TECHNICIAN BJ

SCALE \_\_\_\_\_ DA \_\_\_\_\_

DATE \_\_\_\_\_ 1"=10'

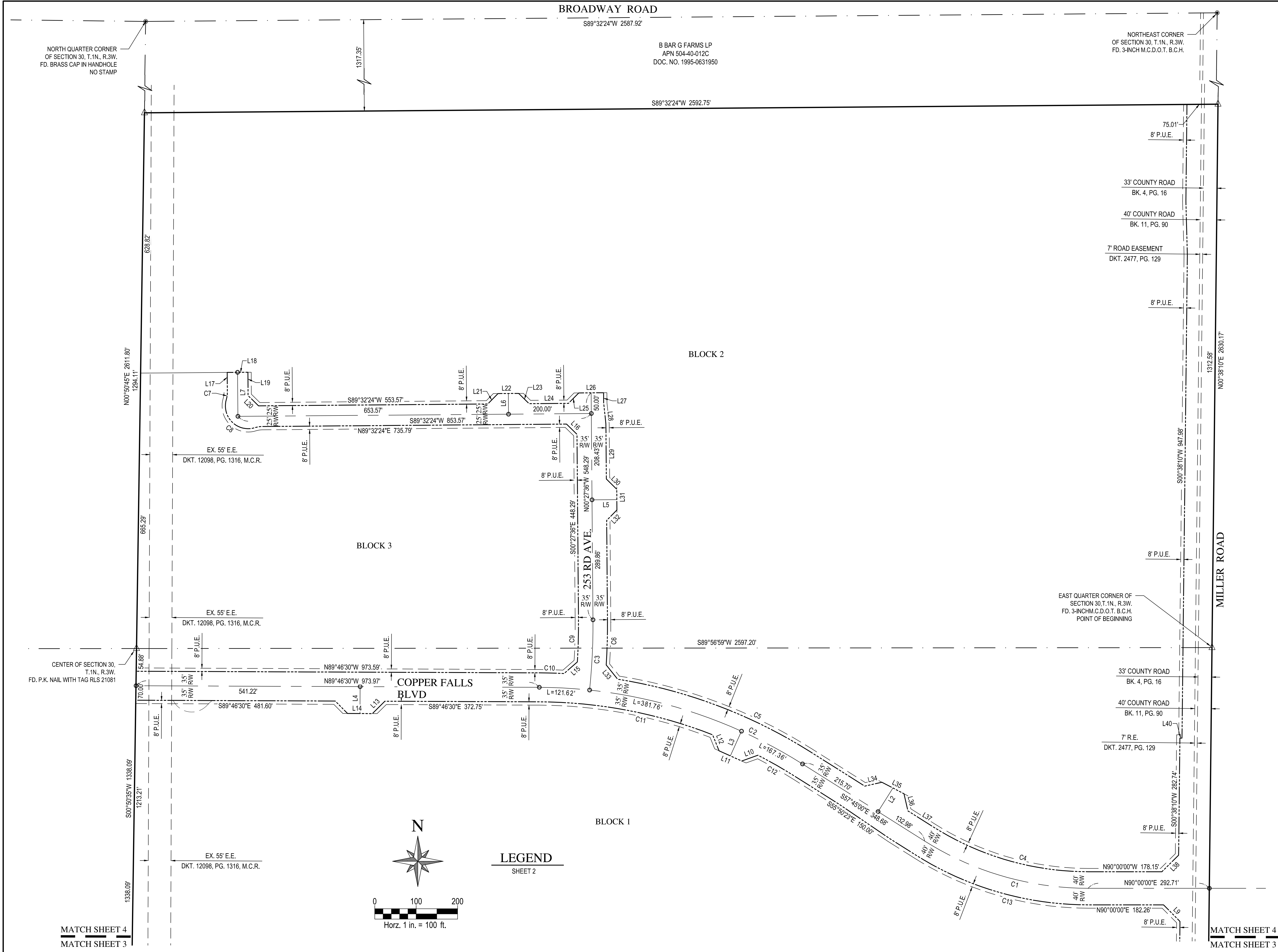
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18479  
SHEET

3 OF 4

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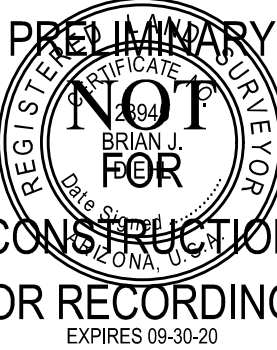
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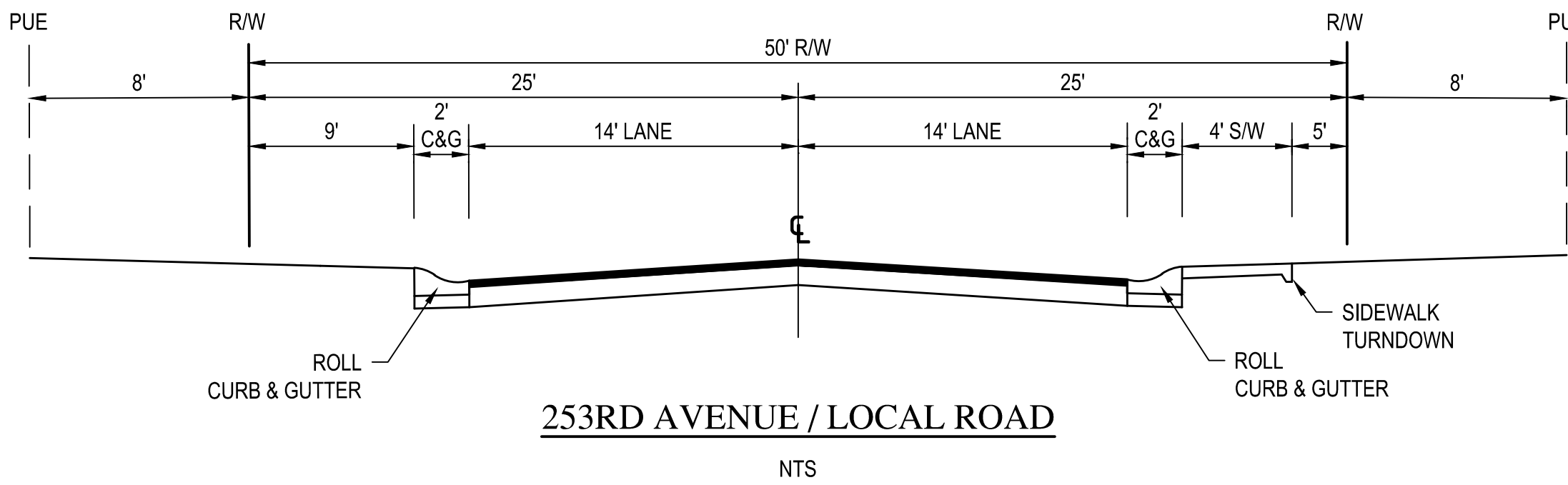
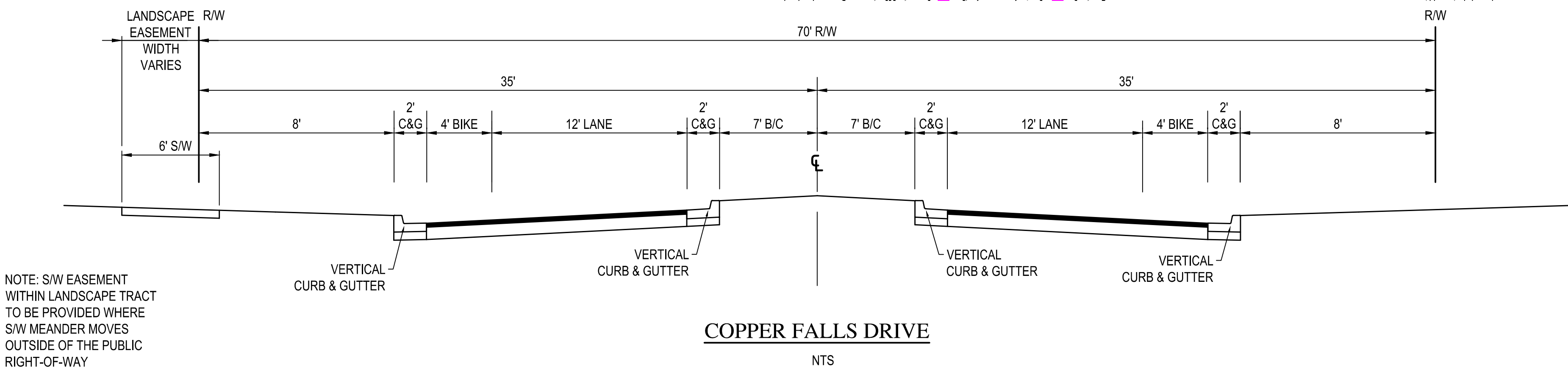
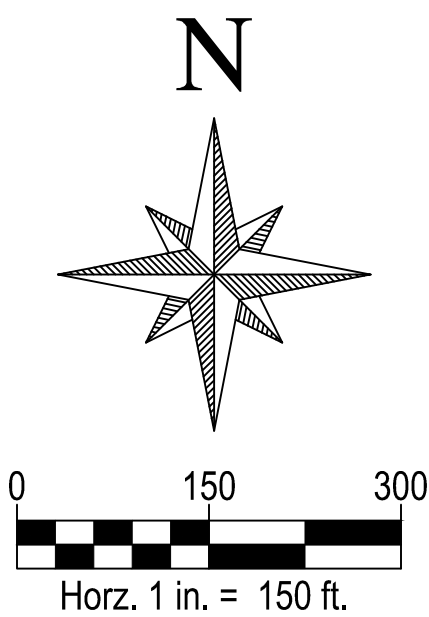
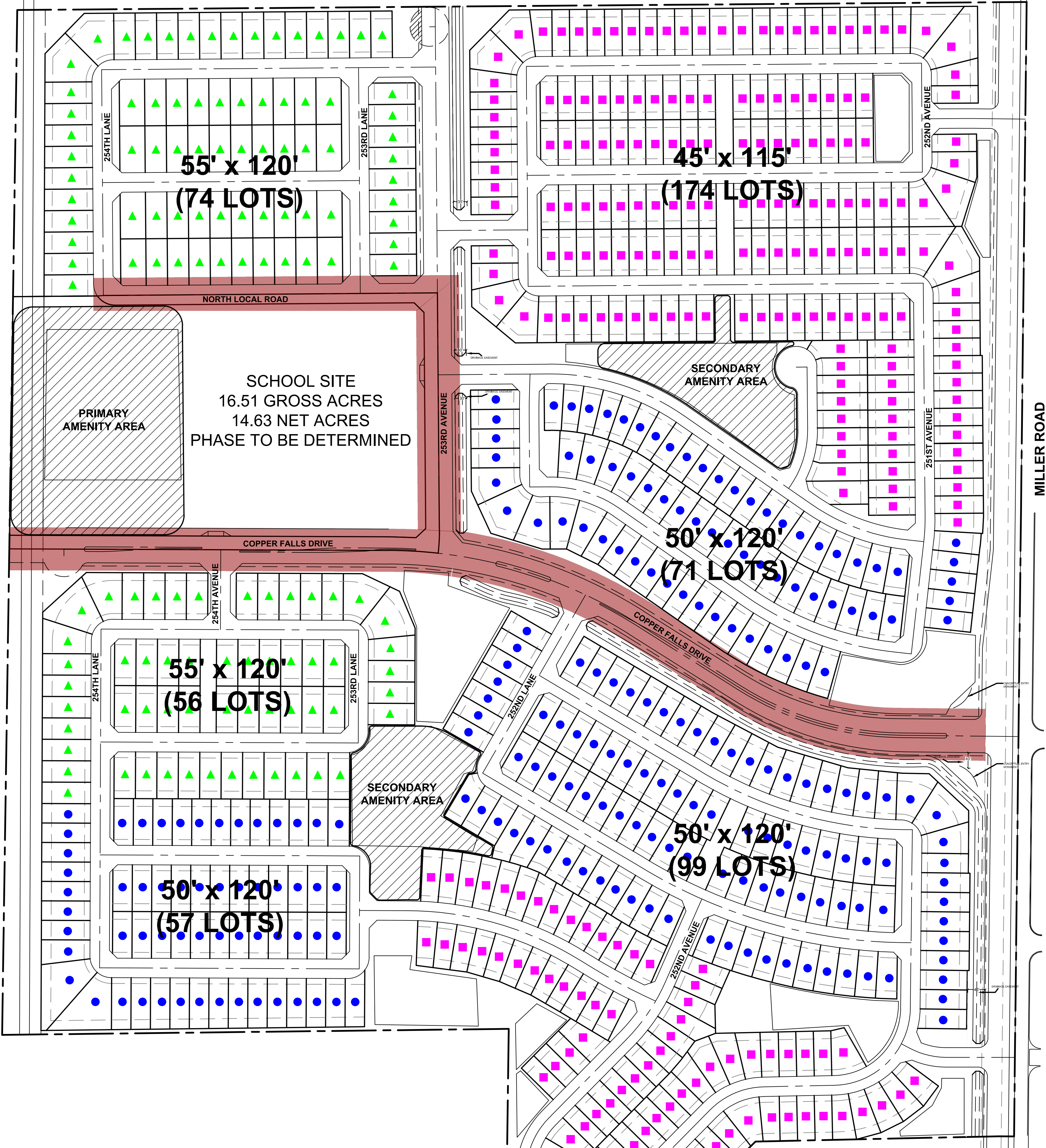
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CAD TECHNICIAN	DAB
SCALE	1"=100'
DATE	01-15-2020
JOB NUMBER	184796
SHEET	4 OF 4

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2020



COPPER FALLS RESIDENTIAL  
(FUTURE PHASE)

COPPER FALLS COMMERCIAL  
(FUTURE PHASE)



NOT  
FOR  
CONSTRUCTION  
OR RECORDING

**WOOD/PATEL**  
MISSION: CLIENT SERVICE<sup>®</sup>  
(602) 335-8500  
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COPPER FALLS		
SCHOOL INFRASTRUCTURE EXHIBIT		
DATE: 09-20-2018	SCALE: 1" = 150'	SHEET 1 OF 1
JOB NO.: 184796	DESIGN: JC	
	DRAWN: JC	