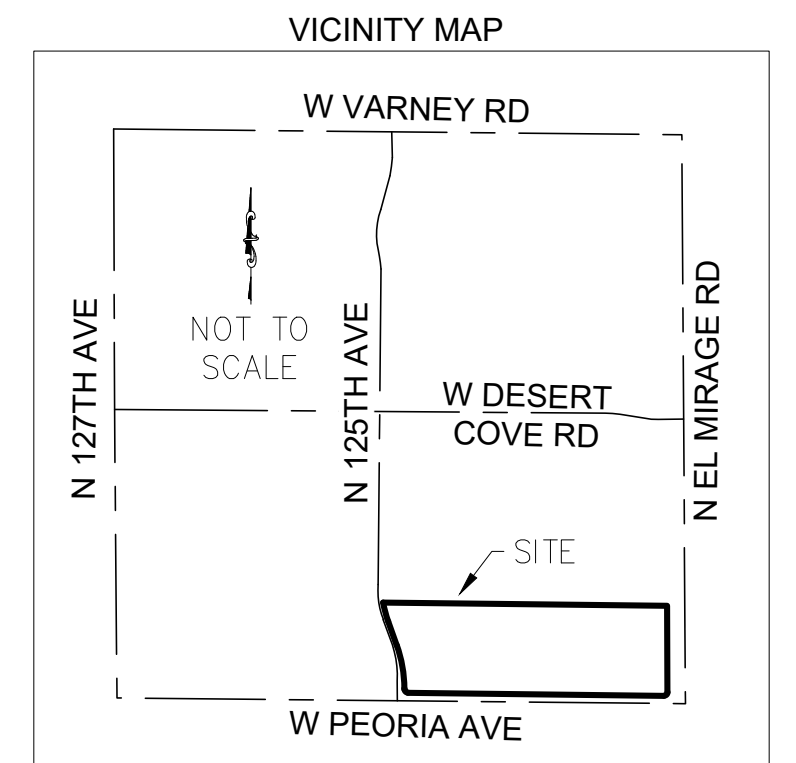


FINAL PLAT FOR PULIDO SUBDIVISION CITY OF EL MIRAGE, ARIZONA

LOT 103 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

JOSE S. MENDEZ PULIDO, AS OWNER OF LOT 2 AND JUAN MANUEL VEGA AND MARIA E. VEGA, AS OWNERS OF LOT 3 OF "PULIDO SUBDIVISION", A SUBDIVISION RECORDED IN BOOK 1642, PAGE 47, AND EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME "PULIDO SUBDIVISION", A SUBDIVISION BEING A REPLAT OF A PORTION OF LOT 103 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS THE PLAT FOR "PULIDO SUBDIVISION", A RESIDENTIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING THE SAME, AND AT THE LOTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE LOTS, STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE PREMISES.

EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HEREBY DEDICATE A PUBLIC EASEMENT FOR INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS OVER TRACT B. TRACT B IS HEREBY DEDICATED TO AND OWNED BY THE HOMEOWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF PRIVATE STREETS/ACCESS. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREET/ACCESS. THE PROPERTY OWNER (OR MANAGEMENT COMPANY, HOMEOWNERS ASSOCIATION (HOA), ETC.) IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE OF LANDSCAPING, RETENTION AND DRAINAGE FACILITIES. ALL WATER, SANITARY SEWER AND STORM DRAIN WITHIN THE SUBDIVISION ARE PRIVATE UNLESS NOTED OTHERWISE. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THESE PRIVATE UTILITY MAINS, SERVICES AND RELATED APPURTENANCES.

EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HEREBY CERTIFIES THE FOLLOWING:

- THAT THE RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL HAVE BEEN FOLLOWED AS APPLICABLE.
- THAT THE REQUIREMENTS OF THE EL MIRAGE ZONING ORDINANCE AND THE CITY OF EL MIRAGE DESIGN & DEVELOPMENT STANDARDS MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.

IN WITNESS WHEREOF, EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AS OWNERS, HAS HERE UNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2024.

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2024, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF EZEQUIEL PULIDO MENDEZ & MARIA ELENA MENDEZ, AND ACKNOWLEDGED THAT HE/SHE, _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2024, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF JOSE S. MENDEZ PULIDO, AND ACKNOWLEDGED THAT HE, _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2024, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF JUAN MANUEL VEGA AND MARIA E. VEGA, AND ACKNOWLEDGED THAT HE/SHE, _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____.

NOTES

- NO CONSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 13 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN THE PROPERTY INCLUDES ALL TRACTS, EASEMENTS AND RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAPPED OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30-INCHES IN HEIGHT OR BELOW 84-INCHES ARE PERMITTED.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL MIRAGE SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED WITHIN THE VICINITY OF A MILITARY AIRPORT.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE. EL MIRAGE ROAD AND PEORIA AVENUE ARE DESIGNATED AS TRUCK ROUTES BY THE CITY OF EL MIRAGE.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED, NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT, WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY OF MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR EASEMENTS, INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES, IN ACCORDANCE WITH THE APPROVED PLANS.
- ALL LANDSCAPING AND IRRIGATION INSTALLED AS PART OF THIS PROJECT, INCLUDING WITHIN THE CITY'S RIGHT OF WAY, SHALL BE MAINTAINED BY THE PROPERTY OWNER (OR HOMEOWNERS ASSOCIATION) UNLESS OTHERWISE NOTED.
- ALL VEHICULAR NON-ACCESS EASEMENTS (VNAE) SHALL ONLY ALLOW ACCESS TO EMERGENCY VEHICLES.
- PULIDO SUBDIVISION LLC AND ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN AT ITS COST THE LANDSCAPE BOUNDARY IN THE CITY RIGHTS-OF-WAY TO CITY STANDARDS AS MAY BE AMENDED FROM TIME TO TIME.
- PULIDO SUBDIVISION LLC AND ITS SUCCESSORS AND ASSIGNS AS OWNER OF THE PRIVATE STREETS AND THE COMMON AREA TRACTS (TRACTS A, B AND C) SHALL MAINTAIN AND REPAIR SUCH TRACTS TO CITY STANDARDS AS MAY BE AMENDED FROM TIME TO TIME.

APPROVAL OF CITY ENGINEER

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2024, BY THE CITY ENGINEER OF EL MIRAGE, ARIZONA.

CITY ENGINEER

APPROVAL OF PLANNING & ZONING COMMISSION

THIS PLAT IS IN FULL COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF EL MIRAGE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2024. THE FINAL PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2024.

PLANNING AND ZONING COMMISSION CHAIRPERSON

PLANNING DIRECTOR

APPROVAL OF CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF EL MIRAGE, ARIZONA, THIS _____ DAY OF _____, 2024.

MAYOR

ATTEST:

CITY CLERK

LEGAL DESCRIPTION

LOT 103, DYSART RANCHETTES, ACCORDING TO BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

BASIS OF BEARING IS DUE NORTH 0°22'02" EAST (ASSUMED) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, T3N, R1W, GILA AND SALT RIVER MERIDIAN.

OWNER/DEVELOPER

PULIDO EZEQUIEL MENDEZ / MENDEZ MARIA ELENA
10800 N EL MIRAGE RD
EL MIRAGE, AZ 85335

SITE DATA

GROSS AREA= 531,180.935 SQ. FT. OR 12.1942363 ACRES
NET AREA (LESS R/W DEDICATION) = 518,252.195 SQ. FT. OR 11.8974333 ACRES

EXISTING ZONING=RA
PROPOSED LAND USE=RURAL RESIDENTIAL
TOTAL NUMBER OF RESIDENTIAL ACRES=+/- 8.20 ACRES
TOTAL NUMBER OF LOTS = 8
ACCESS ROAD AREA = 58,657.46 SF
MAXIMUM BUILDING HEIGHT IS 30'

FEMA FLOOD ZONE

MAP NUMBER: 04013C1680L,
MAP REVISED DATE: 10/16/2013
FEMA FLOOD ZONE: X (DOTTED HATCH)
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEY REFERENCES

- DOCUMENT NUMBER 2020-1109139, MARICOPA COUNTY RECORDS
- BOOK 144, PAGE 13, MARICOPA COUNTY RECORDS
- BOOK 545, PAGE 1, MARICOPA COUNTY RECORDS
- BOOK 688, PAGE 41, MARICOPA COUNTY RECORDS
- COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 90702812-099, DATED NOVEMBER 3, 2020 AT 7:30 AM

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH 2024; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS EXIST OR WILL BE SET AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT FOR THE SURVEY TO BE RETRACED.

ABEL BECERRA
RLS 47290
ABEL & ASSOCIATES LLC
PO BOX 226
LAVEEN, AZ 85339
(602) 621.0501



ENGINEER

CRUX SOLUTIONS, LLC
FRANCISCO J. BOBADILLA, P.E.
2313 W. OBERLIN WAY
PHOENIX, AZ 85085
602.919.8647
fbobadilla@cruxsolutions.us

LOT AREA SUMMARY

LOT 1
AREA= 1.002275 ACRES (43,659.11 SF)

LOT 2
AREA= 1.147525 ACRES (49,986.22 SF)

LOT 3
AREA= 1.049854 ACRES (45,731.648 SF)

LOT 4
AREA= 1.001585 ACRES (43,629.08 SF)

LOT 5
AREA= 1.001212 ACRES (43,612.83 SF)

LOT 6
AREA= 1.000258 ACRES (43,571.28 SF)

LOT 7
AREA= 1.000627 ACRES (43,587.32 SF)

LOT 8
AREA= 1.003476 ACRES (43,711.44 SF)

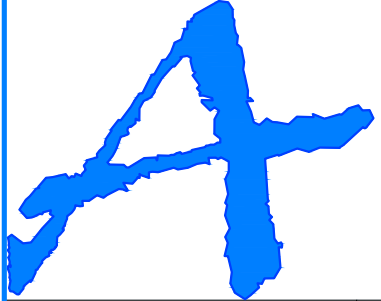
AREA TRACT A
AREA= 1.389094 ACRES (60,508.952 SF)

AREA TRACT B
AREA= 1.346589 ACRES (58,657.458 SF)

AREA TRACT C
AREA= 0.954932 ACRES (41,596.856 SF)

DEDICATED RIGHT-OF-WAY
AREA= 0.296803 ACRES (12,928.74 SF)

TOTAL AREA= 11.8974333 ACRES (518,252.20 SF)



ABEL & ASSOCIATES, LLC
PO BOX 221
LAVEEN, AZ 85339
602.621.0501
ABEL@ABEL-LAND.COM

SHEET #	SHEET NUMBER
1 OF 2	DRAWN BY: AB
	CHECKED BY: SB
A & A JOB #	REVISED: 07/23/2024
22036-3	REVISED: 09/12/2024

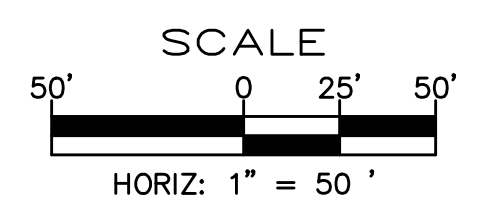
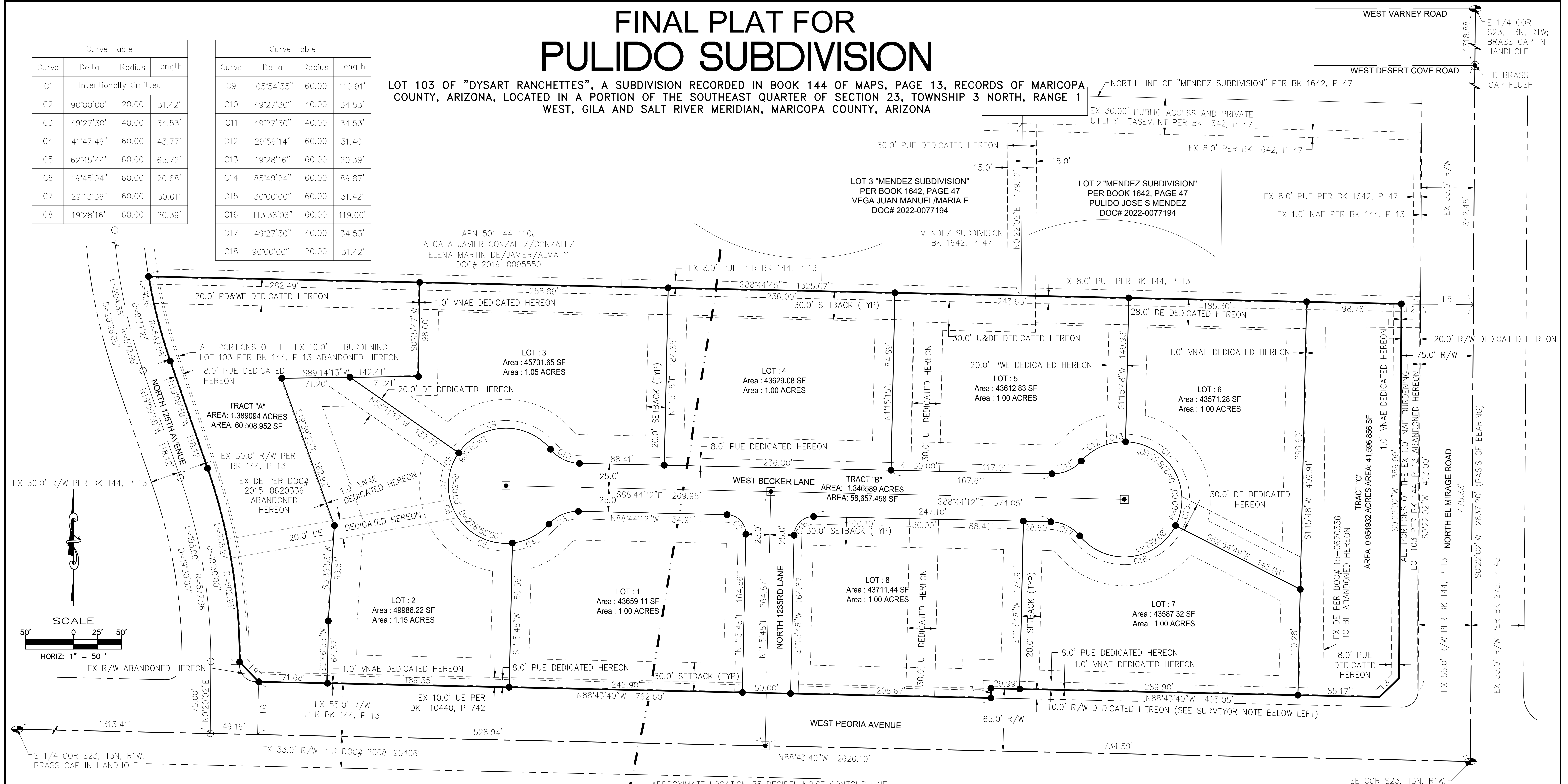
FINAL PLAT FOR PULIDO SUBDIVISION

LOT 103 OF "DYSART RANCHETTES", A SUBDIVISION RECORDED IN BOOK 144 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Curve	Delta	Radius	Length
C1	Intentionally Omitted		
C2	90°00'00"	20.00	31.42'
C3	49°27'30"	40.00	34.53'
C4	41°47'46"	60.00	43.77'
C5	62°45'44"	60.00	65.72'
C6	19°45'04"	60.00	20.68'
C7	29°13'36"	60.00	30.61'
C8	19°28'16"	60.00	20.39'

Curve	Delta	Radius	Length
C9	105°54'35"	60.00	110.91'
C10	49°27'30"	40.00	34.53'
C11	49°27'30"	40.00	34.53'
C12	29°59'14"	60.00	31.40'
C13	19°28'16"	60.00	20.39'
C14	85°49'24"	60.00	89.87'
C15	30°00'00"	60.00	31.42'
C16	113°38'06"	60.00	119.00'
C17	49°27'30"	40.00	34.53'
C18	90°00'00"	20.00	31.42'

APN 501-44-110J
ALCALA JAVIER GONZALEZ/GONZALEZ
ELENA MARTIN DE/JAVIER/ALMA Y
DOC# 2019-0095550



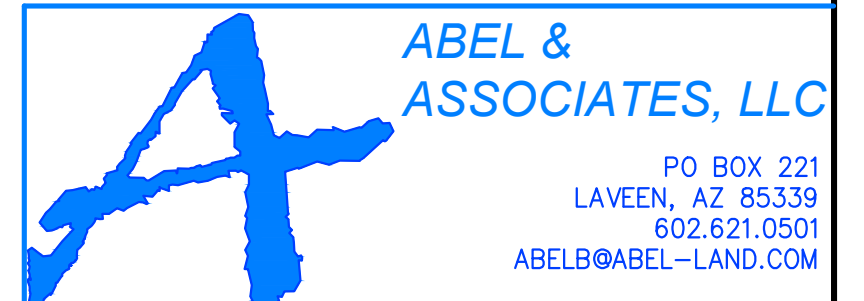
SURVEYOR NOTE

ALL PORTIONS OF THE EX 10.0' PUE BURDENING LOT 3 PER BK 144, P 13 WITHIN DEDICATED R/W ARE ABANDONED HEREON

LEGEND

	SUBJECT PARCEL LINE		PWE	PRIVATE WATER EASEMENT
	SECTION LINE		BK & P	BOOK AND PAGE
	MATHEMATICAL TIE LINE		MCR	MARICOPA COUNTY RECORDS
	EASEMENT LINE		DOC NO	DOCUMENT NUMBER
	CENTERLINE		APN	ASSESSOR PARCEL NUMBER
	RIGHT-OF-WAY LINE		EX	EXISTING
	FENCE LINE		BDG	BUILDING
	SECTION CORNER MONUMENT AS NOTED		R/W	RIGHT-OF-WAY
	REBAR W/ CAP# 47290 TO BE SET		PUE	PUBLIC UTILITY EASEMENT
	BRASS CAP MONUMENT TO BE SET		VNAE	VEHICULAR NON-ACCESS EASEMENT
	CALCULATED POINT—NOTHING FOUND OR SET		UE	UTILITY EASEMENT (PRIVATE)
	FOUND BRASS CAP		DE	DRAINAGE EASEMENT
	PRIVATE DRAINAGE AND WATER EASEMENT		U&DE	UTILITY AND DRAINAGE EASEMENT
			IE	IRRIGATION EASEMENT

Line #	Direction	Length
L1	N0°11'06"E	0.48'
L2	S88°44'45"E	20.00'
L3	S0°22'02"W	10.00'
L4	S88°44'12"E	20.60'
L5	S89°37'58"E	55.00'
L6	S1°16'20"W	55.00'
L8	S45°49'11"W	28.06'
L9	S44°16'17"E	28.55'



SHEET #	SHEET NUMBER
2 OF 2	DRAWN BY: AB
A & A JOB #	CHECKED BY: SB
22036-3	REVISED: 07/16/2024
	REVISED: 09/12/2024