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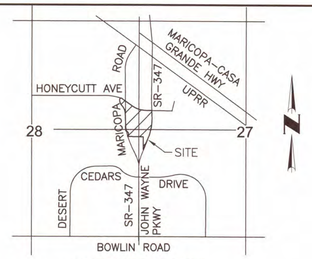

VICINITY MAP
(NOT-TO-SCALE)

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2–4 – FINAL PLAT

FINAL PLAT FOR WESTBRIDGE

A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 27 AND THE EAST HALF OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
DATE/TIME: 02/26/2026 1542
FEE: $44.00
PAGES: 4 10f4
FEE NUMBER: 2026-015484

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 27 AND THE EAST HALF OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1 – 1/2" IRON PIPE MARKING THE WEST QUARTER CORNER OF SAID SECTION 27, FROM WHICH THE BRASS CAP IN HAND HOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 00°09'37" WEST, A DISTANCE OF 2,628.85 FEET;

THENCE SOUTH 00°09'05" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 64.19 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°47'26" WEST, A DISTANCE OF 247.59 FEET TO A POINT ON THE EASTERLY RIGHT–OF–WAY LINE OF MARICOPA ROAD, BEING A POINT ON A 1194.41 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS NORTH 77°04'45" EAST;

THENCE ALONG SAID EASTERLY RIGHT–OF–WAY THE FOLLOWING COURSES:

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°16'44", A DISTANCE OF 5.81 FEET TO A POINT ON A 65.50 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS NORTH 45°49'45" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 109°12'45", A DISTANCE OF 124.85 FEET;

THENCE SOUTH 78°13'05" WEST, A DISTANCE OF 11.46 FEET;

THENCE NORTH 11°47'41" WEST, A DISTANCE OF 8.71 FEET TO A POINT ON A 1394.39 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS NORTH 82°06'22" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°09'17", A DISTANCE OF 198.46 FEET;

THENCE NORTH 00°15'40" EAST, A DISTANCE OF 61.03 FEET;

THENCE NORTH 00°20'15" EAST, A DISTANCE OF 44.43 FEET TO A POINT ON A 225.50 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS NORTH 89°43'39" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°24'13", A DISTANCE OF 155.08 FEET;

THENCE NORTH 39°07'52" WEST, A DISTANCE OF 27.16 FEET TO THE BEGINNING OF A TANGENT CURVE OF 174.50 FOOT RADIUS, CONCAVE EASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°00'41", A DISTANCE OF 115.77 FEET;

THENCE NORTH 00°15'40" EAST, A DISTANCE OF 8.41 FEET TO A POINT ON A 174.50 FOOT RADIUS NON–TANGENT CURVE, WHOSE CENTER BEARS SOUTH 88°21'31" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°10'57", A DISTANCE OF 6.65 FEET TO THE BEGINNING OF A TANGENT COMPOUND CURVE OF 20.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 122°27'32", A DISTANCE OF 42.75 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY OF HONEYCUTT AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY THE FOLLOWING COURSES:

THENCE SOUTH 53°43'02" EAST, A DISTANCE OF 206.08 FEET TO THE BEGINNING OF A TANGENT CURVE OF 605.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°14'39", A DISTANCE OF 382.71 FEET;

THENCE SOUTH 89°57'42" EAST, A DISTANCE OF 38.93 FEET TO A POINT ON THE WESTERLY RIGHT–OF–WAY OF ARIZONA STATE ROUTE 347;

THENCE ALONG SAID WESTERLY RIGHT–OF–WAY THE FOLLOWING COURSES:

THENCE SOUTH 00°02'18" WEST, A DISTANCE OF 96.30 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1325.00 FOOT RADIUS, CONCAVE WESTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°50'27", A DISTANCE OF 458.83 FEET;

THENCE SOUTH 19°52'44" WEST, A DISTANCE OF 189.57 FEET;

THENCE NORTH 00°09'05" WEST, DEPARTING SAID WESTERLY RIGHT–OF–WAY, A DISTANCE OF 243.41 FEET;

THENCE SOUTH 89°47'26" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 273,410 SQUARE FEET OR 6.277 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°09'37" WEST (MEASURED) ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, ARIZONA STATE PLANE CENTRAL ZONE, GRID NORTH, BASED ON GPS OBSERVATION BEING NORTH 00°09'32" WEST (RECORD) ACCORDING TO THE MINOR LAND DIVISION RECORDED AS FEE NUMBER 2022–122959, RECORDS OF PINAL COUNTY, ARIZONA."

BENCHMARK

PINAL COUNTY 403197 1.5" IRON PIPE +/– 2' DOWN
EL=1173.90' NAVD 88

CITY OF MARICOPA NOTES

1. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
2. STORM WATER RETENTION/DETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET, AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL WORK WITHIN THE PUBLIC RIGHT–OF–WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
5. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS–OF–WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
6. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE AND STANDARDS AS AMENDED.
7. ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE.
8. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
9. NO TREES ARE PERMITTED WITHIN THE SIGHT DISTANCE REQUIREMENT EASEMENTS, AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED 24" IN HEIGHT WITHIN THE SIGHT DISTANCE REQUIREMENT EASEMENTS.
10. A ½ INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PROPERTY CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
11. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE ADJACENT PROPERTY OWNER AND SHALL BE REPLACED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE PROPERTY OWNER IS NOTIFIED BY THE CITY.
12. THE MAINTENANCE OF ALL LANDSCAPING, INCLUDING THAT WITHIN THE PUBLIC RIGHTS–OF–WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OWNER.
13. THE MAINTENANCE AND OPERATING COSTS OF ALL STREET LIGHTS, INCLUDING THOSE WITHIN THE PUBLIC RIGHTS–OF–WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OWNER.

FLOOD ZONE INFORMATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" & "AE" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04021C–0741 F DATED JUNE 16, 2014 AND REVISED TO REFLECT LOMR EFFECTIVE AUGUST 12, 2022, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

ZONE "AE" AS DEFINED BY FEMA IS:
THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

SANITARY SEWER

THE PALO VERDE UTILITIES COMPANY, INC. HAS AGREED TO SERVE THIS SUBDIVISION AS PER THE TERMS OF THE "INFRASTRUCTURE COORDINATION AND FINANCING AGREEMENT". RECORDED AS FEE NO. 2005–090252 P.C.R.

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED TO GLOBAL WATER RESOURCES – SANTA CRUZ WATER COMPANY, A CERTIFICATE OF ASSURED WATER SUPPLY PER DOCKET NO. W–20446A. AS PER WILL SERVE LETTER DATED APRIL 2, 2023, GLOBAL WATER RESOURCES – SANTA CRUZ WATER COMPANY, HAS DETERMINED THEY HAVE SUFFICIENT WATER SUPPLY UNDER SAID DOCKET TO SERVICE THIS PROJECT AND HAVE DETERMINED THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THEIR SERVICE AREA.

ZONING

THIS SITE IS CURRENTLY ZONED GENERAL COMMERCIAL

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

DESERT CEDARS EQUITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT FOR "WESTBRIDGE", BEING SITUATED IN THE WEST HALF OF SECTION 27 AND THE EAST HALF OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION, AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME, AND THAT SAID LOTS, TRACTS, AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY.

DESERT CEDARS EQUITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON, OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. DESERT CEDARS EQUITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELECOMMUNICATIONS, AND STORM DRAINS. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

SIGHT VISIBILITY EASEMENTS AT ARTERIAL OR COLLECTOR INTERSECTIONS WITH A PUBLIC STREET AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. SIGHT VISIBILITY EASEMENTS SHALL BE MAINTAINED BY WESTBRIDGE PROPERTY OWNERS' ASSOCIATION.

SIDEWALK EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DEDICATED AS SUCH HEREON FOR PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION, MAINTENANCE, REPAIR AND REMOVAL.

WATER EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THOSE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF WATER LINES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH EASEMENTS SHALL BE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

IN WITNESS WHEREOF:

DESERT CEDARS EQUITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,

THIS 19th DAY OF February 2026

BY: DESERT CEDARS EQUITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

BY: SOUTHBRIDGE MARKETPLACE MANAGEMENT, L.L.C., AND ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: THE MICHAEL AND PATRICIA KOSLOW FAMILY REVOCABLE TRUST DATED AUGUST 31, 2018
ITS: MEMBER

BY: _____
NAME: MICHAEL S. KOSLOW
TITLE: TRUSTEE

BY: _____
NAME: PATRICIA L. KOSLOW
TITLE: TRUSTEE

ACKNOWLEDGEMENT

ANGELA R. POORMAN
Notary Public, State of Arizona
Maricopa County
Commission # 666704
My Commission Expires
May 05, 2028

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 19th DAY OF February, 2026 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Michael S. Koslow WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR DESERT CEDARS EQUITIES, L.L.C., AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC — MY COMMISSION EXPIRES May 5, 2028

OWNER/DEVELOPER

DESERT CEDARS EQUITIES, L.L.C.
5346 E CALLE DEL NORTE
PHOENIX, AZ 85018
CONTACT: MICHAEL KOSLOW
EMAIL: MICHAEL@MSKAZ.COM

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264–6831
FAX: (602) 264–0928
CONTACT: MATT OLSEN
EMAIL: MOLSEN@CVLCI.COM

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

_____ 2/26/26
DEVELOPMENT SERVICES DIRECTOR — DATE
CITY OF MARICOPA, ARIZONA

_____ 02/25/26
CITY ENGINEER — DATE
CITY OF MARICOPA, ARIZONA

ACKNOWLEDGEMENT

ANGELA R. POORMAN
Notary Public, State of Arizona
Maricopa County
Commission # 666704
My Commission Expires
May 05, 2028

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 19th DAY OF February, 2026 BEFORE ME, THE UNDERSIGNED,

PERSONALLY APPEARED Patricia L. Koslow WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED AGENT FOR DESERT CEDARS EQUITIES, L.L.C., AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC — MY COMMISSION EXPIRES May 5, 2028

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2024, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)–264–6831
CVLSURVEY@CVLCI.COM

GROSS AREA = 6.277 ACRES	SEE SHEET 4 FOR CURVE TABLE AND LOT AREA TABLE

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE
REVISION
NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

WESTBRIDGE
CITY OF MARICOPA, AZ

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
2-23-24
Date Signed
ARIZONA U.S.A.

CVL Contact: MATT OLSEN
CVL Project #: 1-01-03968-01

SHEET 1 OF 4

Printed By: Nephtalyh Print Date: February 19, 2026 Filename: N:\01\03968\01\CADD\DS\FPLAT 01.dwg

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SEE SHEET 2

N90°00'00"W 177.39'

N90°00'00"W 175.33'

N90°00'00"W 112.15'

78.57' | 78.57'

79.26'

39.97'

20' M.C.D.W. ESMT FEE# 2012-085574 P.C.R.

8' P.U.E. DEDICATED HEREON

WATER ESMT IN FAVOR OF GLOBAL WATER RESOURCES FEE# 2026-011414 P.C.R.

8' P.U.E. DEDICATED HEREON

WATER ESMT IN FAVOR OF GLOBAL WATER RESOURCES FEE# 2026-011414 P.C.R.

8' P.U.E. DEDICATED HEREON

24' ACCESS ESMT FEE# 2024-051087 P.C.R.

EX. 38' R/W

N MARICOPA RD

JOHN WAYNE PKWY (SR-347)

2628.85'

N00°09'37"W 109.01'

WEST 1/4 CORNER, SECTION 27
EAST 1/4 CORNER, SECTION 28
TOWNSHIP 4 SOUTH, RANGE 3 EAST
POINT OF COMMENCEMENT

246.40'

64.19'

FLOOD ZONE "X"

FLOOD ZONE "AE"

POINT OF BEGINNING

20.51'

8.21'

S89°47'26"W 247.59'

S89°47'26"W 50.00'

A PORTION OF 323' ELECTRIC ESMT DOCKET 131, PAGE 419

EX. 125' R/W

N00°09'05"W 243.41'

S19°52'44"W 189.57'

1028.12'
S00°09'05"E 2629.30'

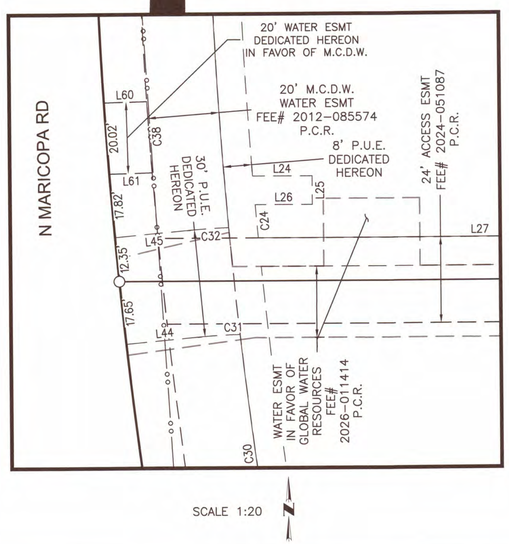
S25°08'17"E 149.85'

FLOOD ZONE "AE"
FLOOD ZONE "X"

FLOOD ZONE "AE"
FLOOD ZONE "X"

432.65'
S19°52'44"W

SEE SHEET 4



SCALE 1:20

LEGEND

▲	SECTION CORNER – FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
⊙	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
○	CORNER OF THIS SUBDIVISION – SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" – MODIFIED (UNLESS OTHERWISE NOTED)
●	CENTERLINE MONUMENTATION – SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
	MARICOPA CONSOLIDATED DOMESTIC WATER SERVICING AREA
	EASEMENT
	FLOOD ZONE BOUNDARY
AC.	ACRES
C1	CURVE NUMBER
B.C.H.H.	BRASS CAP IN HAND HOLE
EX.	EXISTING
ESMT	EASEMENT
L1	LINE NUMBER
M.C.D.W.	MARICOPA CONSOLIDATED DOMESTIC WATER
P.C.R.	PINAL COUNTY RECORDER
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
①	SIGHT VISIBILITY TRIANGLE EASEMENT

OFFICIAL RECORDS OF PINAL COUNTY RECORDER
Dana Lewis
DATE/TIME: 02/26/2026 1542
FEE: $44.00
PAGES: 3 of 4
FEE NUMBER: 2026-015484

SCALE: 1" = 30'

SEE SHEET 4 FOR CURVE TABLE AND LOT AREA TABLE

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE

REVISION

NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

WESTBRIDGE

CITY OF MARICOPA, AZ

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 2-23-26
Not valid without signature and original seal

CVL Contact: MATT OLSEN
CVL Project #: 1-01-03968-01

SHEET 3 OF 4

Printed By: Nephtalyh Print Date: February 19, 2026 Filename: N:\01\03968\01\CADD\DS-FPLAT.01.dwg

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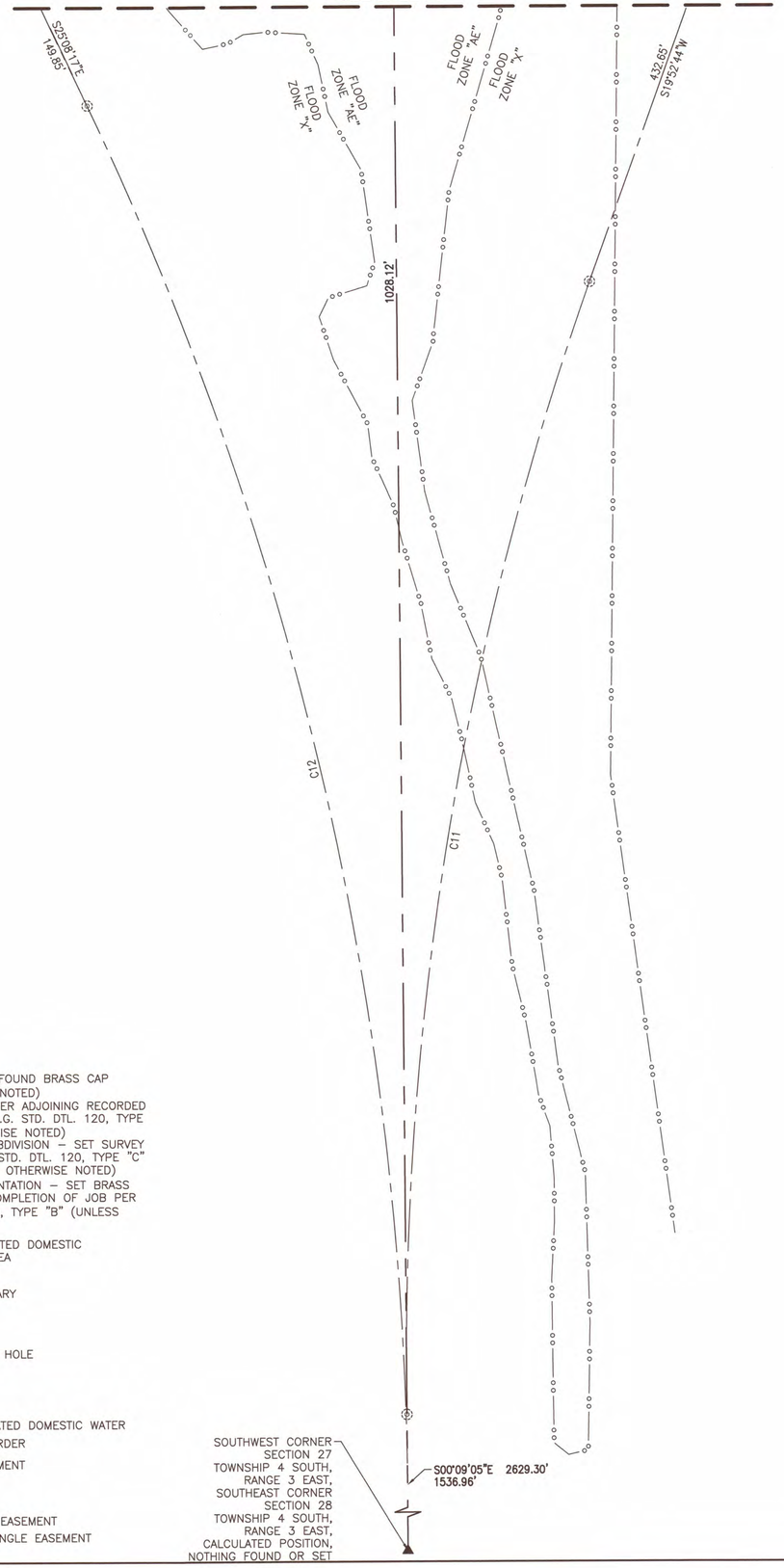

LEGEND

---▲---	SECTION CORNER – FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
---◎---	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
---○---	CORNER OF THIS SUBDIVISION – SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" – MODIFIED (UNLESS OTHERWISE NOTED)
---●---	CENTERLINE MONUMENTATION – SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
———	MARICOPA CONSOLIDATED DOMESTIC WATER SERVICING AREA
— — —	EASEMENT
— o o —	FLOOD ZONE BOUNDARY
AC.	ACRES
C1	CURVE NUMBER
B.C.H.H.	BRASS CAP IN HAND HOLE
EX.	EXISTING
ESMT	EASEMENT
L1	LINE NUMBER
M.C.D.W.	MARICOPA CONSOLIDATED DOMESTIC WATER
P.C.R.	PINAL COUNTY RECORDER
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT–OF–WAY
S.F.	SQUARE FEET
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
①	SIGHT VISIBILITY TRIANGLE EASEMENT

Printed By: **Nephtalyh** Print Date: **February 19, 2026** Filename: N:\01\03968\01\CAD\DS\FPLAT.01.dwg

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	5.81'	1194.41'	000°16'44"	2.91	5.81	S12°46'53"E
C2	124.85'	65.50'	109°12'45"	92.19	106.79	N10°26'08"W
C3	198.46'	1394.39'	008°09'17"	99.40	198.29	S03°48'59"E
C4	155.08'	225.50'	039°24'13"	80.75	152.04	N19°25'46"W
C5	115.77'	174.50'	038°00'41"	60.10	113.66	S20°07'33"E
C6	6.65'	174.50'	002°10'57"	3.32	6.65	S02°43'57"W
C7	42.75'	20.00'	122°27'32"	36.42	35.06	S65°03'12"W
C8	382.71'	605.00'	036°14'39"	198.00	376.36	S71°50'23"E
C9	458.83'	1325.00'	019°50'27"	231.74	456.54	N09°57'30"E
C10	19.86'	45.00'	025°17'01"	10.09	19.70	S12°38'31"W
C11	502.30'	1400.00'	020°33'25"	253.88	499.61	S09°32'53"W
C12	611.48'	1432.39'	024°27'33"	310.47	606.85	N12°55'59"W
C13	502.11'	1450.00'	019°50'26"	253.59	499.61	N09°57'31"E
C14	634.98'	1432.39'	025°23'57"	322.79	629.79	S12°26'19"E
C15	119.99'	200.00'	034°22'27"	61.86	118.20	S16°55'34"E
C16	191.63'	200.00'	054°53'53"	103.89	184.38	S06°39'51"E
C17	33.32'	470.00'	004°03'44"	16.67	33.31	N55°44'54"W
C18	188.92'	550.00'	019°40'51"	95.40	187.99	S63°33'29"E
C19	159.00'	550.00'	016°33'48"	80.06	158.44	S81°40'48"E
C20	177.53'	613.00'	016°35'36"	89.39	176.91	N81°39'54"W
C21	54.82'	613.00'	005°07'27"	27.43	54.80	N70°48'23"W
C22	146.78'	613.00'	013°43'09"	73.74	146.43	N60°34'38"W
C23	111.30'	1354.39'	004°42'31"	55.68	111.27	S02°05'36"E
C24	9.29'	1354.39'	000°23'34"	4.64	9.29	S04°59'00"E
C25	82.51'	1354.39'	003°29'25"	41.27	82.50	S07°15'54"E
C26	69.99'	73.50'	054°33'42"	37.91	67.38	S10°26'08"E
C27	30.63'	1354.39'	001°17'45"	15.32	30.63	S12°30'32"E
C28	31.09'	1362.39'	001°18'27"	15.55	31.09	N12°25'32"W
C29	66.35'	65.50'	058°02'28"	36.34	63.55	N10°26'08"W
C30	66.77'	1362.39'	002°48'28"	33.39	66.76	N07°41'42"W
C31	10.48'	135.00'	004°26'54"	5.24	10.48	S86°56'04"W
C32	10.28'	165.00'	003°34'16"	5.14	10.28	N86°29'44"E
C33	125.71'	1362.39'	005°17'13"	62.90	125.67	N02°22'57"W
C34	25.65'	12.00'	122°27'32"	21.85	21.04	S65°03'12"W
C35	6.25'	166.50'	002°08'59"	3.12	6.25	S02°44'56"W
C36	110.37'	166.50'	037°58'43"	57.30	108.36	S20°08'32"E
C37	160.58'	233.50'	039°24'13"	83.61	157.44	S19°25'46"E
C38	20.02'	1382.39'	000°49'47"	10.01	20.02	S03°53'47"E

OFFICIAL RECORDS OF PINAL COUNTY RECORDER
Dana Lewis
DATE/TIME: 02/26/2026 1542
FEE: $44.00
PAGES: 4 OF 4
FEE NUMBER: 2026-015484

LINE TABLE		
NO.	BEARING	LENGTH
L1	N78°13'05"E	11.46'
L2	S11°47'41"E	8.71'
L3	N00°15'40"E	61.03'
L4	N00°20'15"E	44.43'
L5	S39°07'52"E	27.16'
L6	S00°15'40"W	8.41'
L7	S89°57'42"E	38.93'
L8	S00°02'18"W	96.30'
L9	S34°06'47"E	45.52'
L10	S20°48'11"W	46.01'
L11	N89°57'42"W	38.93'
L12	S00°00'05"W	93.76'
L13	N89°56'58"W	8.00'
L14	N00°00'04"E	97.01'
L15	N53°43'02"W	49.44'
L16	S00°15'40"W	46.92'
L17	N89°44'20"W	6.00'
L18	S00°15'40"W	31.77'
L19	S89°44'20"E	19.01'
L20	S00°15'40"W	8.00'
L21	N89°44'20"W	19.01'
L22	S00°15'40"W	64.90'
L23	S00°15'40"W	155.94'
L24	N90°00'00"E	16.67'
L25	S00°00'00"E	8.00'
L26	N90°00'00"W	16.03'
L27	N90°00'00"E	124.27'
L28	N00°00'00"E	295.46'
L29	N90°00'00"E	8.00'
L30	S00°00'00"E	48.75'
L31	N90°00'00"E	4.00'
L32	S00°00'00"E	10.00'
L33	N90°00'00"W	4.00'

LINE TABLE		
L34	S00°00'00"E	236.72'
L35	N90°00'00"E	158.28'
L36	N00°00'00"E	15.44'
L37	N90°00'00"E	8.00'
L38	S00°00'00"E	23.44'
L39	S90°00'00"W	142.26'
L40	S00°00'00"E	117.09'
L41	N90°00'00"W	8.00'
L42	N00°00'00"E	117.09'
L43	N90°00'00"W	147.54'
L44	S84°42'37"W	21.54'
L45	N84°42'37"E	21.72'
L46	N00°15'40"E	61.01'
L47	N00°15'40"E	94.93'
L48	N00°15'40"E	108.68'
L49	S89°44'20"E	10.00'
L50	N00°15'40"E	55.72'
L51	S00°15'48"W	9.89'
L52	N53°43'02"W	139.34'
L53	S00°15'40"W	8.21'
L54	S39°07'52"E	27.16'
L55	S00°20'15"W	21.34'
L56	N90°00'00"E	23.97'
L57	S00°15'40"W	23.22'
L58	S00°15'40"W	6.78'
L59	N90°00'00"W	32.00'
L60	N88°35'07"E	12.01'
L61	N88°35'07"E	12.02'
L62	N89°44'20"W	12.00'
L63	S00°15'40"W	150.00'
L64	N89°44'20"W	147.00'
L65	N00°15'40"E	150.00'
L66	S89°44'20"E	147.00'

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	74,769
2	23,188
3	37,825
4	54,955
5	82,674

LAND USE TABLE	
GROSS ACREAGE	6.281 A.C
TOTAL NUMBER OF LOTS	5 LOTS

30' 15' 0 30'
SCALE: 1" = 30'

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

DATE
REVISION
NO.

Coe & Van Loo Consultants, Inc.

FINAL PLAT

WESTBRIDGE

CITY OF MARICOPA, AZ

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 7-23-25

CVL Contact: MATT OLSEN
CVL Project #: 1-01-03968-01

SHEET 4 OF 4

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NORTHWEST CORNER
SECTION 27
TOWNSHIP 4 SOUTH,
RANGE 3 EAST,
NORTHEAST CORNER
SECTION 28
TOWNSHIP 4 SOUTH,
RANGE 3 EAST,
FOUND B.C.H.H. NO PUNCH

LEGEND

	SECTION CORNER – FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
	CORNER OF THIS SUBDIVISION – SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" – MODIFIED (UNLESS OTHERWISE NOTED)
	CENTERLINE MONUMENTATION – SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
	MARICOPA CONSOLIDATED DOMESTIC WATER SERVICING AREA
	EASEMENT
	FLOOD ZONE BOUNDARY
AC.	ACRES
C1	CURVE NUMBER
B.C.H.H.	BRASS CAP IN HAND HOLE
EX.	EXISTING
ESMT	EASEMENT
L1	LINE NUMBER
M.C.D.W.	MARICOPA CONSOLIDATED DOMESTIC WATER
P.C.R.	PINAL COUNTY RECORDER
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
1	SIGHT VISIBILITY TRIANGLE EASEMENT

R/W DEDICATION BY SEPARATE INSTRUMENT
EX 120' R/W ABANDONED PER FEE# 2025-076966 P.C.R.
21.33' P.U.E. DEDICATED HEREON
20' WATER ESMT DEDICATED HEREON IN FAVOR OF M.C.D.W.
84.63' DRAINAGE ESMT DEDICATED HEREON
EX. 55' R/W
N53°43'02"W 247.43'
S53°43'02"E 206.08'
133.53'
12.36'
10' ELECTRIC ESMT FEE# 2021-063264 P.C.R.
4' P.U.E. DEDICATED HEREON
8' P.U.E. DEDICATED HEREON
W HONEYCUTT AVE
131.30'
8' S.W.U.E. DEDICATED HEREON
20' M.C.D.W. WATER ESMT FEE# 2012-085574
FLOOD ZONE "AE"
FLOOD ZONE "X"
N25°17'01"E 45.18'
2134.07'
N00°09'37"W 2628.85'
57.21'
93.01'
C8
C21
8' P.U.E. DEDICATED HEREON
EX. 55' R/W
S89°57'42"E 163.93'
158.40'
L7
8.00'
L11
C20
WATER ESMT IN FAVOR OF GLOBAL WATER RESOURCES FEE# 2026-011414 P.C.R.
M.C.D.W. SERVICING AREA WITHOUT ASSURED WATER SUPPLY IN PLACE. REMAINING PROPERTY AREA TO BE SERVED BY GLOBAL WATER RESOURCES
N00°00'00"E 89.71'
8' P.U.E. DEDICATED HEREON
EX. 38' R/W
36.38'
N90°00'00"E 181.47'
8.05'
6.95'
48.16'
WATER ESMT IN FAVOR OF GLOBAL WATER RESOURCES FEE# 2026-011414 P.C.R.
N00°00'00"E 131.14'
EX. 38' (TIE) R/W
5.92'
20' M.C.D.W. WATER ESMT FEE# 2012-085574 P.C.R.
M.C.D.W. SERVICING AREA WITHOUT ASSURED WATER SUPPLY IN PLACE. REMAINING PROPERTY AREA TO BE SERVED BY GLOBAL WATER RESOURCES
FLOOD ZONE "X"
FLOOD ZONE "AE"
FLOOD ZONE "AE"
FLOOD ZONE "X"
249.99'
133.07'
EX. 125' R/W
JOHN WAYNE PKWY (SR-347)
N90°00'00"W <111.93'>
N90°00'00"W 187.97'
151.30'
S00°02'18"W
116.94'
S00°15'40"W
90.65'
N MARICOPA RD
APN 800-30-0110
CITY OF MARICOPA
FEE# 2021-005955
20' WATER ESMT DEDICATED HEREON IN FAVOR OF M.C.D.W.
20.02'
78.57'
79.26'
1
2
3
4

SEE SHEET 3

SCALE: 1" = 30'

SEE SHEET 4 FOR CURVE TABLE AND LOT AREA TABLE

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CERTIFICATE NO.
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RICHARD G. ALCOCER
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SHEET
2 OF 4

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