

## **Plats and Replats – San Marcos Country Club Estates**

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To my knowledge, supported by researching the files on the Maricopa County Records Office, I have identified 6 Plats and Replats for San Marcos Fairways and San Marcos Country Club Estates. They are:

San Marcos Fairways – filed by Chandler Improvement Company, AJ Chandler, President on February 27, 1929

**Record no. 19290024756** Book 20 of Maps, Page 33

Original neighborhood plat, including lots 1-88

San Marcos Fairways Replat – filed by San Marcos Hotel Co., John Quarty, President on February 18, 1969

**Record no. 19690044998** Book 122 of Maps, Page 37

Replat from what is now the Boston Street entrance, west along San Marcos Drive to the intersection with Fairway Drive. Created Half Moon Way and renumbered vacant lots. This was in preparation for John Quarty's establishment of a real estate company San Marcos Colony. Quarty moved eight lots from the San Marcos Hotel Co., to the Colony to allow building of 8 "spec" homes in an effort to kick-start neighborhood development.

San Marcos Country Club Estates I – filed by Focus Development, Inc., Joe Cook, President on October 19, 1992

**Record no. 19920300538** Book 350 of Maps, Page 362

Resizing custom home lots along the south side of San Marcos Drive to accommodate the Frye Road entry right-of-way and reconfigure the triangular area bordered by Fairway Drive on the north and San Marcos Drive on the south to incorporate the fountain.

San Marcos Country Club Estates II – filed by Focus Development, Inc., Joe Cook, President on October 19, 1992

**Record no. 19920589009** Book 355 of Maps, Page 281

Creation of Quarty Circle and lay out of custom home lots in the center section of the golf course.

San Marcos Country Club Estates – filed by Focus Development, Inc., Joe Cook, President  
[I don't know when they were filed (somewhere in 1992-3 range), don't have record numbers for either, I have copies somewhere in my hardcopy files but where is anybody's guess.]

1. One was to lay out single family homes where the PAD preliminary plan called for “patio homes” in the southeast quadrant of the development. This completed the eastern extension of Half Moon Way, created the cul-de-sac of W Fairway Place, and opened Chicago St & S Nebraska Street.
2. The second was to lay out single family homes where the PAD preliminary plan called for “condos” in the southwestern corner of the development at Frye & Alma School. This extended San Marcos Drive west to the Alma School fence, and created S Emerson Street, W Fairway Drive and S Beverly Street.

*Notes: None of the replats changed any of the CC&R designations, altered the private road deeds, usage, etc. The 1969 replat indicates a name change for San Marcos Drive to Quarty Drive – that was never executed, thank goodness, but does reflect to me a sense of the ego of certain folks with a history in the neighborhood (we gave him his due when Quarty Circle was named after our famed former resident).*