

FINAL PLAT  
SOUTHBRIDGE MARKETPLACE SOUTH

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

DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
KNOW ALL MEN BY THESE PRESENTS:

THAT DESERT CEDARS EQUITIES, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SOUTHBRIDGE MARKETPLACE" OVER A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "SOUTHBRIDGE MARKETPLACE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OF NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

DESERT CEDARS EQUITIES, 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, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

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

33-FOOT BY 33-FOOT RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNERS.

IN WITNESS WHEREOF: DESERT CEDARS EQUITIES, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

OWNER: DESERT CEDARS EQUITIES, AN ARIZONA LIMITED LIABILITY COMPANY

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

ITS: AUHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: \_\_\_\_\_  
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: \_\_\_\_\_

PARENT PARCELS LEGAL DESCRIPTION

PARCEL 1 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, 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 WEST QUARTER CORNER OF SAID SECTION 27 FROM WHENCE THE NORTHWEST CORNER LIES NORTH 0 DEGREES 9 MINUTES 10 SECONDS WEST, A DISTANCE OF 2628.84 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 89 DEGREES 46 MINUTES 13 SECONDS EAST, A DISTANCE OF 385.26 FEET TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 347 ACCORDING TO "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING" ON FILE WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 347 PN 172 H7007 WITH A DRAWING NUMBER OF D-11-T-497, SAID POINT BEING THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 77 DEGREES 58 MINUTES 6 SECONDS WEST, A RADIAL DISTANCE OF 1,550.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 9 SECONDS, A DISTANCE OF 324.25 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 0 DEGREES 2 MINUTES 45 SECONDS EAST, A DISTANCE OF 81.29 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 45 DEGREES 2 MINUTES 45 SECONDS EAST, A DISTANCE OF 21.23 FEET, TO A POINT COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEST HONYCUTT AVENUE, ACCORDING TO SAID ARIZONA DEPARTMENT OF TRANSPORTATION "RIGHT OF WAY PLANS OF THE MARICOPA ROAD MARICOPA UNION PACIFIC CROSSING";

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 89 DEGREES 57 MINUTES 15 SECONDS EAST, A DISTANCE OF 468.00 FEET, TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF SAID WEST HONEYCUTT AVENUE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 0 DEGREES 2 MINUTES 45 SECONDS EAST, A DISTANCE OF 110.00 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 62 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 194.07 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 123.56 FEET AND A CENTRAL ANGLE OF 62 DEGREES 17 MINUTES 28 SECONDS;

THENCE EASTERLY ALONG THE ARC A DISTANCE OF 134.33 FEET;

THENCE NORTH 54 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 7.88 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 52 DEGREES 7 MINUTES 17 SECONDS EAST, A RADIAL DISTANCE OF 325.00 FEET, SAID POINT BEING COINCIDENT WITH A POINT OF CURVATURE ON THE SOUTHERLY LINE OF A RECORD OF SURVEY, MINOR LAND DIVISION ON FILE IN THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN FEE NUMBER 2021-091167;

THENCE SOUTHERLY ALONG SAID SOUTHERLY LINE AND THE ARC, THROUGH A CENTRAL ANGLE OF 37 DEGREES 35 MINUTES 48 SECONDS, A DISTANCE OF 213.26 FEET;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE, SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, A DISTANCE OF 127.16 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 325.08 FEET AND A CENTRAL ANGLE OF 40 DEGREES 50 MINUTES 18 SECONDS;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE, SOUTHERLY ALONG THE ARC, A DISTANCE OF 231.70 FEET;

THENCE CONTINUE ALONG SAID SOUTHERLY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 49 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT COINCIDENT WITH THE NORTHWESTERLY CORNER OF A RESIDENTIAL SUBDIVISION KNOWN AS "A FINAL PLAT FOR DESERT CEDARS" ON FILE IN THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN CABINET E, SLIDE 86;

THENCE ALONG THE WESTERLY LINE OF SAID RESIDENTIAL SUBDIVISION, SOUTH 49 DEGREES 28 MINUTES 46 SECONDS WEST, A DISTANCE OF 299.07 FEET;

THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH 0 DEGREES 0 MINUTES 46 SECONDS WEST, A DISTANCE OF 753.49 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 6 DEGREES 39 MINUTES 48 SECONDS EAST, A RADIAL DISTANCE OF 625.00 FEET, SAID POINT BEING COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF DESERT CEDARS DRIVE ACCORDING TO SAID FINAL PLAT FOR DESERT CEDARS;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC, THROUGH A CENTRAL ANGLE OF 6 DEGREES 33 MINUTES 50 SECONDS, A DISTANCE OF 71.60 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,975.00 FEET AND A CENTRAL ANGLE OF 5 DEGREES 15 MINUTES 6 SECONDS;

THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC, A DISTANCE OF 181.02 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 7 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 3.22 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 11 DEGREES 14 MINUTES 50 SECONDS WEST, A RADIAL DISTANCE OF 1,060.00 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 48 SECONDS, A DISTANCE OF 209.92 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 54 MINUTES 2 SECONDS WEST, A DISTANCE OF 155.08 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 6 DEGREES 51 MINUTES 16 SECONDS;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, WESTERLY ALONG THE ARC A DISTANCE OF 119.63 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1,030.00 FEET AND A CENTRAL ANGLE OF 6 DEGREES 26 MINUTES 54 SECONDS;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, WESTERLY ALONG THE ARC, A DISTANCE OF 115.92 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 45 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 29.72 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89 DEGREES 19 MINUTES 28 SECONDS WEST, A RADIAL DISTANCE OF 1,522.39 FEET, SAID POINT BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF MARICOPA ROAD (STATE HIGHWAY 347) AND THE POINT OF BEGINNING OF PARCEL A OF A "RECORD OF SURVEY ON FILE AT THE OFFICE OF THE PINAL COUNTY ARIZONA RECORDER, IN BOOK 23, PAGE 189;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL A, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 4 DEGREES 55 MINUTES 18 SECONDS, A DISTANCE OF 130.77 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 86 DEGREES 0 MINUTES 50 SECONDS EAST, A RADIAL DISTANCE OF 1,320.00 FEET, SAID POINT BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF SAID ARIZONA DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY 347;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 3 DEGREES 42 MINUTES 7 SECONDS, A DISTANCE OF 85.29 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 82 DEGREES 18 MINUTES 42 SECONDS EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 82 DEGREES 18 MINUTES 43 SECONDS EAST, A RADIAL DISTANCE OF 1,275.00 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12 DEGREES 11 MINUTES 54 SECONDS, A DISTANCE OF 271.45 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 70 DEGREES 6 MINUTES 49 SECONDS EAST, A DISTANCE OF 5.00 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 19 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 401.28 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 70 DEGREES 6 MINUTES 49 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 19 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 31.37 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,550.00 FEET AND A CENTRAL ANGLE OF 7 DEGREES 51 MINUTES 17 SECONDS;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC A DISTANCE OF 212.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,181,714.76 SQUARE FEET OR 27.1284 ACRES, MORE OR LESS.

END OF DESCRIPTION.

CITY OF MARICOPA NOTES

- 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.
- STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED THE PLANNED AREA DEVELOPMENT APPROVAL
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
- A 1/2-INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
- RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER.
- PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C0741F WITH A DATE IDENTIFICATION OF JUNE 16, 2014, COMMUNITY 040052 (CITY OF MARICOPA).

ZONE "X" SHADED IS LABELED AS: AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "AE" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C0741F WITH A DATE IDENTIFICATION OF JUNE 16, 2014, COMMUNITY 040052 (CITY OF MARICOPA).

ZONE "AE" SHADED IS LABELED AS: WITH BASE FLOOD ELEVATION OR DEPTH.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORMS BY:

DEVELOPMENT SERVICES DIRECTOR DATE  
CITY OF MARICOPA, ARIZONA

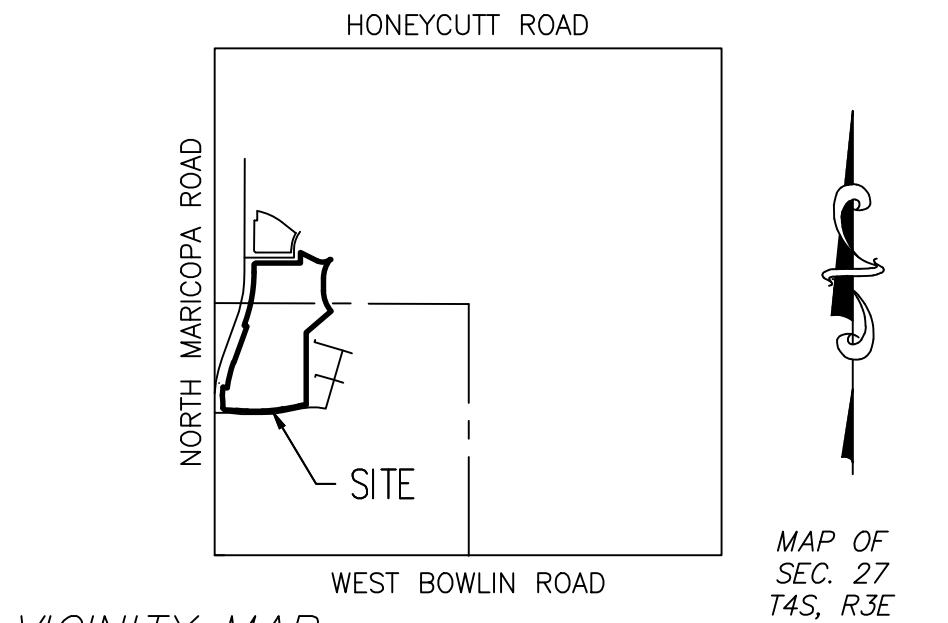
CITY ENGINEER DATE  
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

ATTEST: \_\_\_\_\_  
CITY CLERK DATE



VICINITY MAP

SCALE: 1" = 2000'

PROPERTY INFORMATION

PARCEL 1  
APN: 510-25-009T

OWNER OF RECORD

DESERT CEDARS EQUITIES LLC.  
5346 E CALLE DEL NORTE  
PHOENIX, AZ 85018

ZONING

SC - SHOPPING CENTER ZONE

REFERENCE DOCUMENTS

- (R1) - RECORD OF SURVEY, ACCORDING TO BOOK 23 OF SURVEYS, PAGE 189, PCR.
- (R2) - ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS OF THE "MARICOPA ROAD MARICOPA UNION PACIFIC RAILROAD CROSSING"
- PROJECT NUMBER: 347-PN 172 H7007
- DRAWING NUMBER: D-11-T-497
- (R3) - RECORD OF SURVEY PER FEE 2022-122744.
- (R4) - RECORD OF SURVEY PER FEE 2021-091167.

BASIS OF BEARING


THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)

SURVEYOR CERTIFICATE

I, KERRY OSBORN, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2023 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

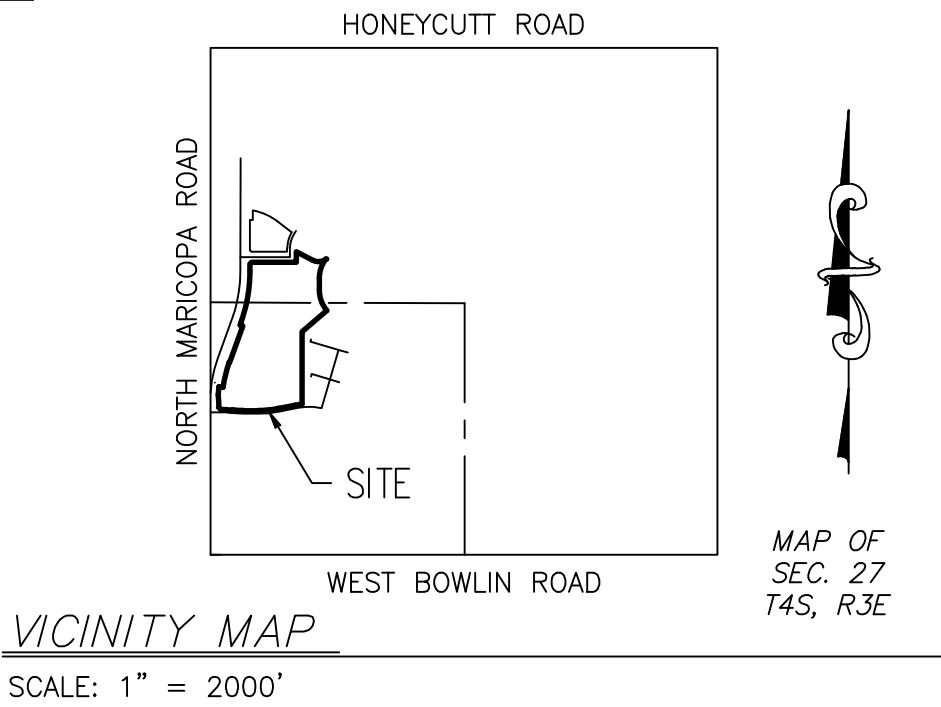


KERRY OSBORN  
ARIZONA R.L.S. 18551

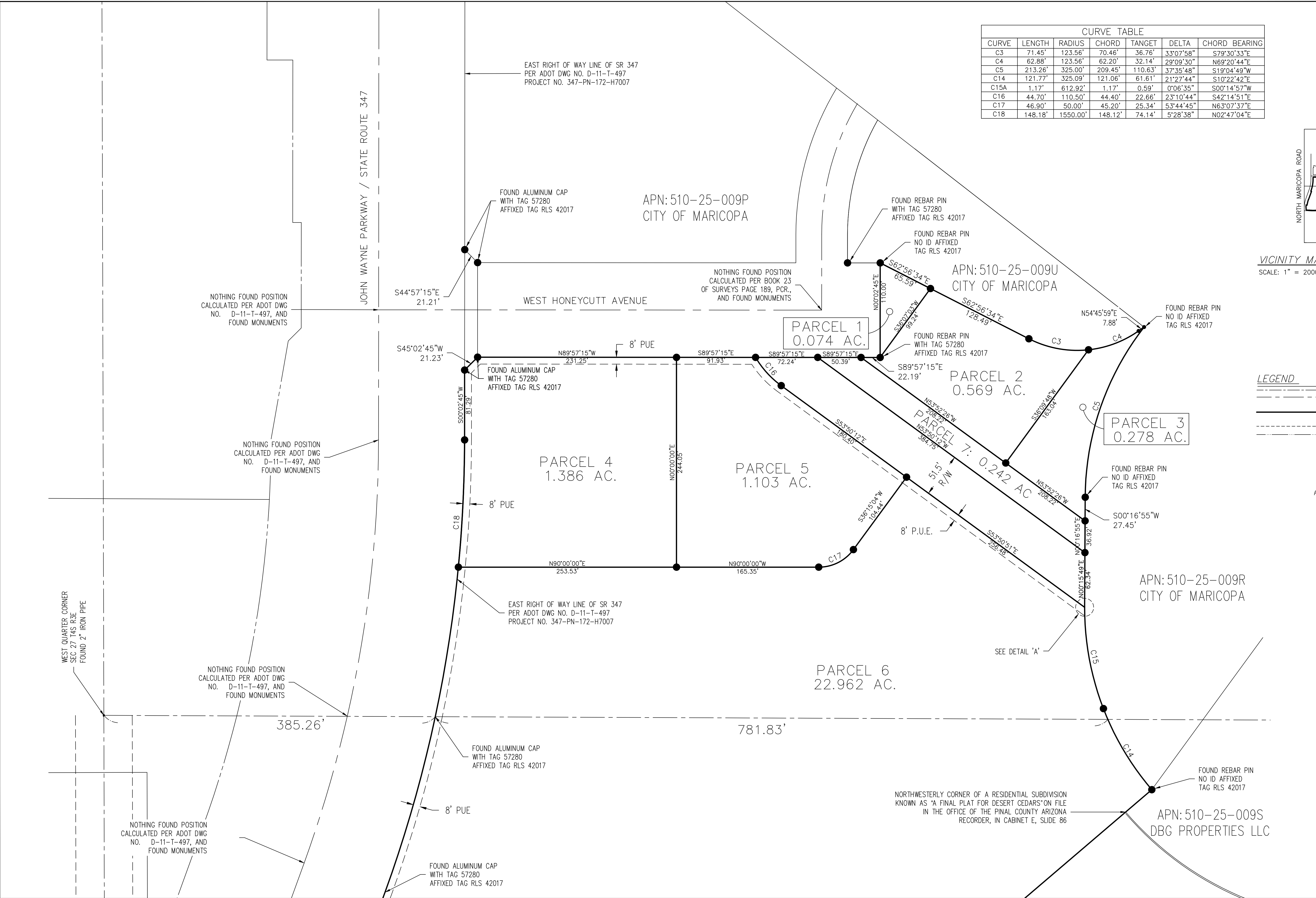
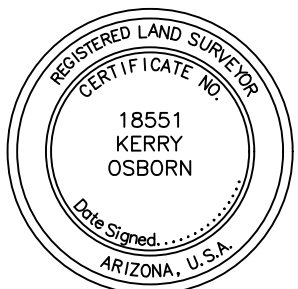
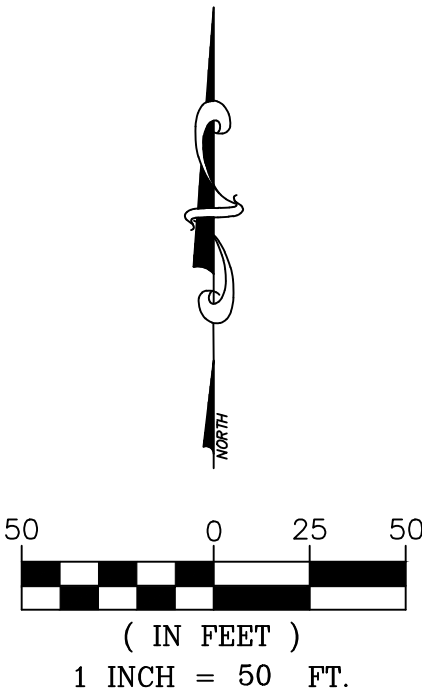
 SOUTHBRIDGE MARKETPLACE SOUTH PLAT	DRAWN BY: ER	CHECKED BY: KO
	DATE: NOVEMBER 22, 2023	
	JOB NUMBER	SHEET
	2023-01	1 OF 4



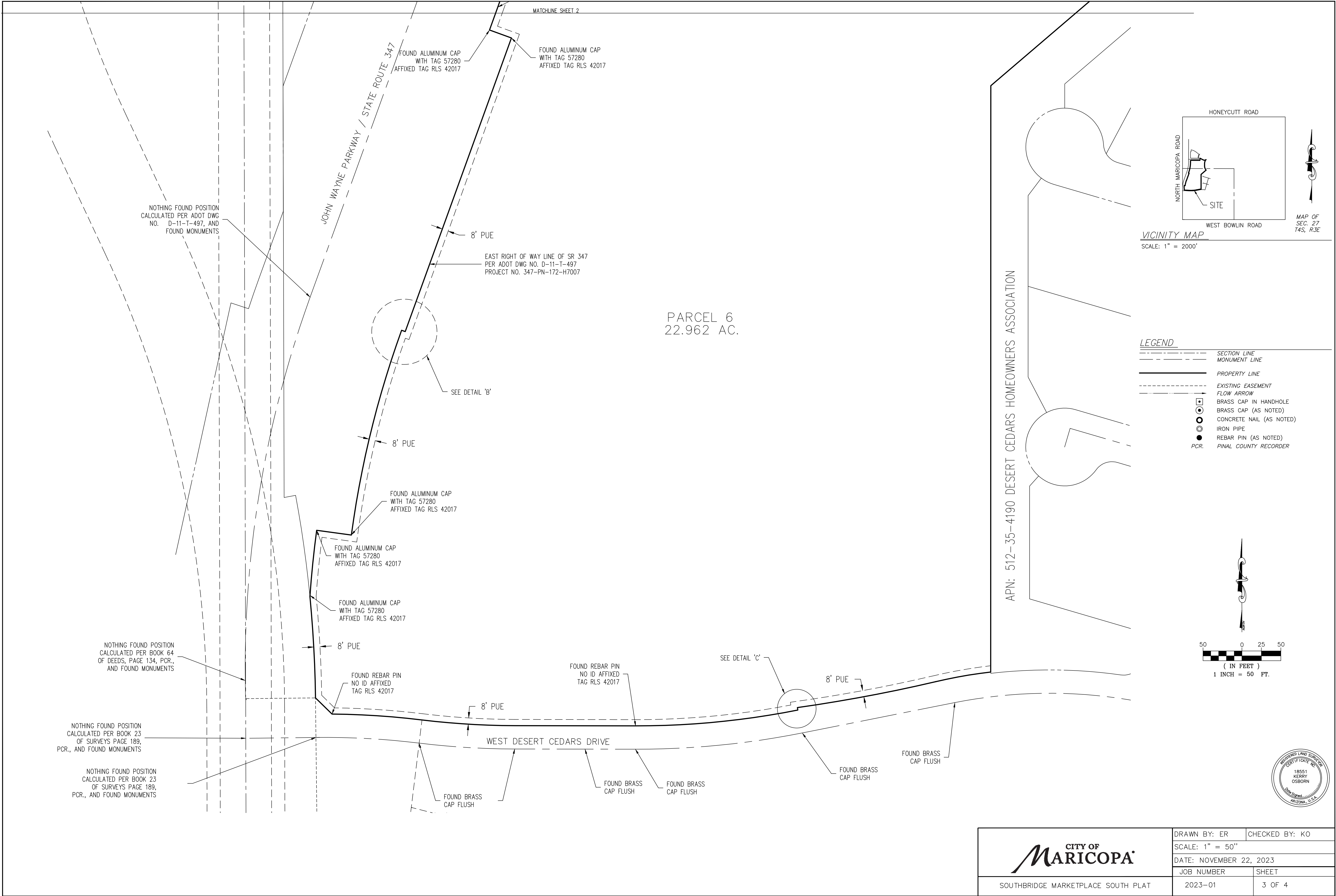
CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA	CHORD BEARING
C3	71.45'	123.56'	70.46'	36.76'	33°07'58"	S79°30'33"E
C4	62.88'	123.56'	62.20'	32.14'	29°09'30"	N69°20'44"E
C5	213.26'	325.00'	209.45'	110.63'	37°35'48"	S19°04'49"W
C14	121.77'	325.09'	121.06'	61.61'	21°27'44"	S10°22'42"E
C15A	1.17'	612.92'	1.17'	0.59'	0°06'35"	S00°14'57"W
C16	44.70'	110.50'	44.40'	22.66'	23°10'44"	S42°14'51"E
C17	46.90'	50.00'	45.20'	25.34'	53°44'45"	N63°07'37"E
C18	148.18'	1550.00'	148.12'	74.14'	5°28'38"	N02°47'04"E

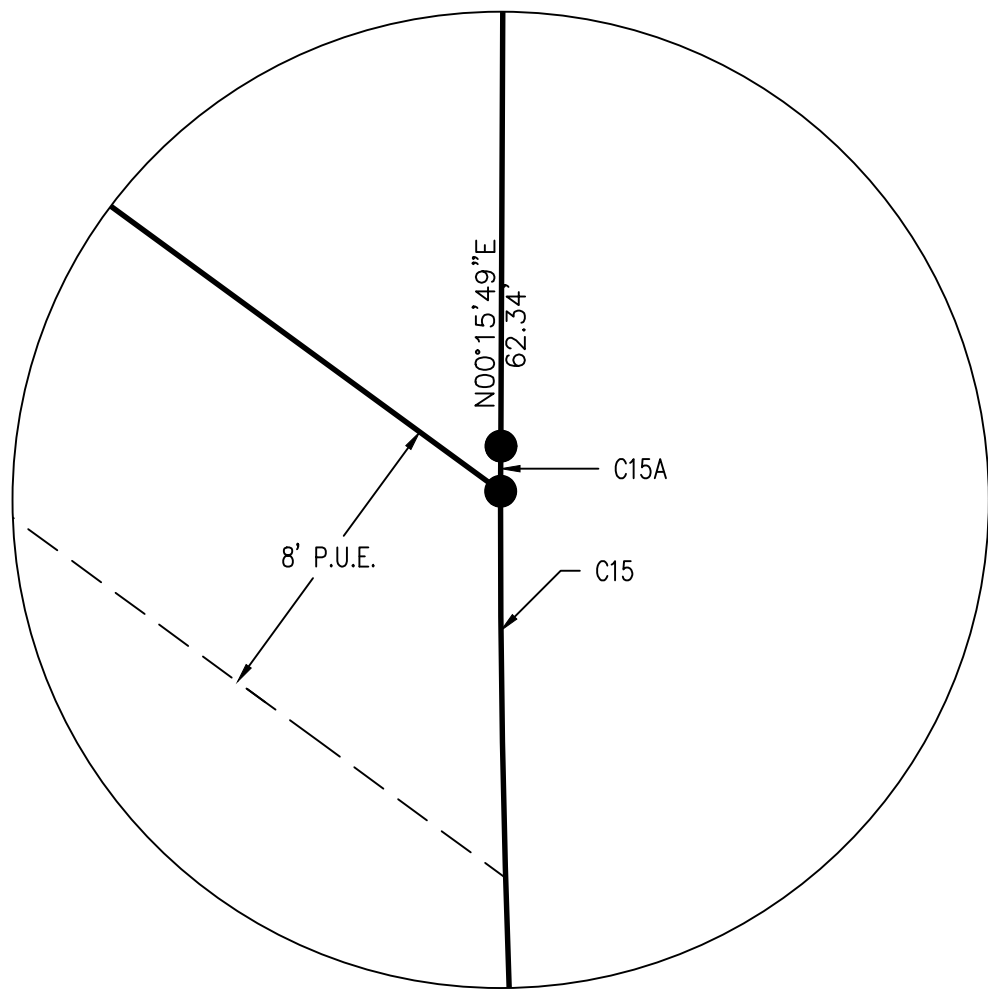


- LEGEND
- SECTION LINE
  - MONUMENT LINE
  - PROPERTY LINE
  - EXISTING EASEMENT
  - FLOW ARROW
  - BRASS CAP IN HANDHOLE
  - BRASS CAP (AS NOTED)
  - CONCRETE NAIL (AS NOTED)
  - IRON PIPE
  - REBAR PIN (AS NOTED)
  - PCR. PINAL COUNTY RECORDER

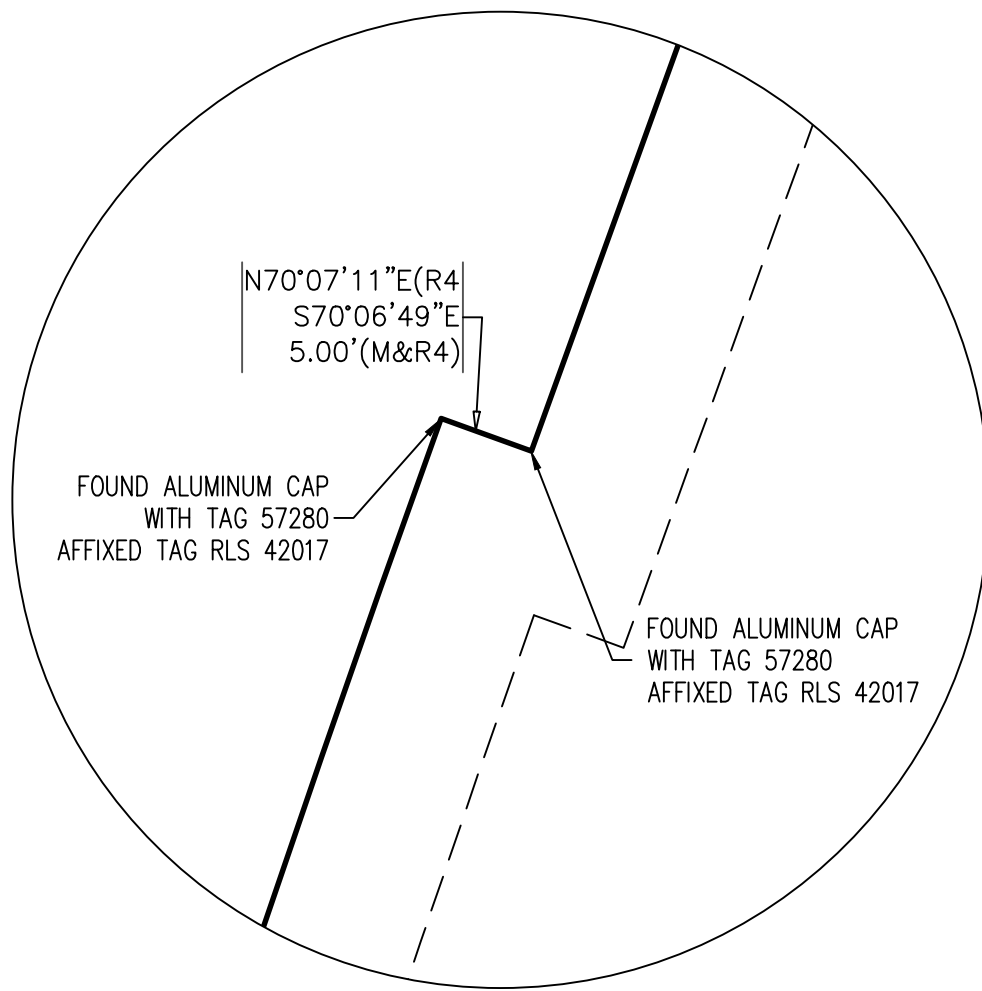


	DRAWN BY: ER	CHECKED BY: KO
	SCALE: 1" = 50'	
	DATE: NOVEMBER 22, 2023	
	JOB NUMBER	SHEET
	2023-01	2 OF 4

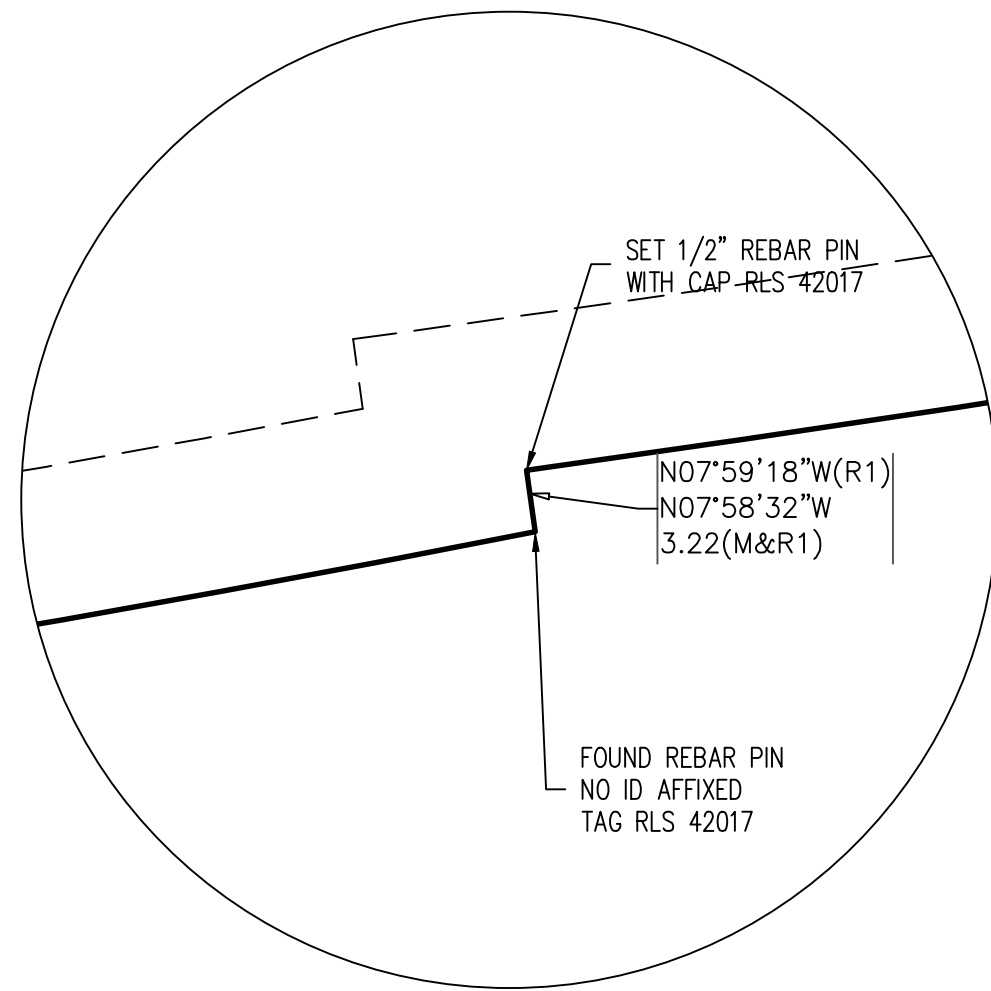




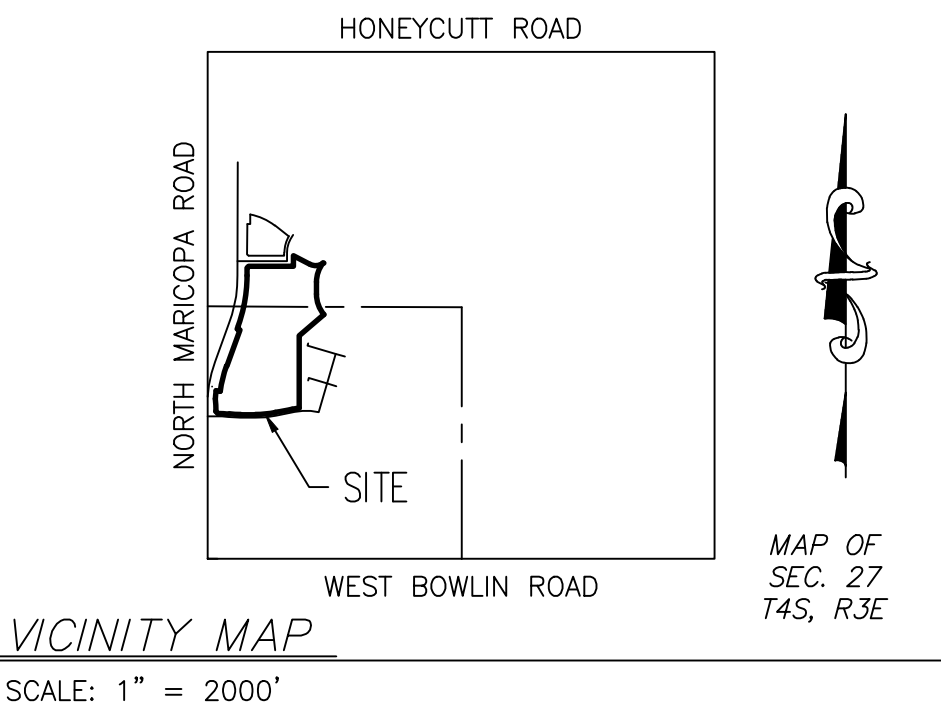
DETAIL A



DETAIL B



DETAIL C

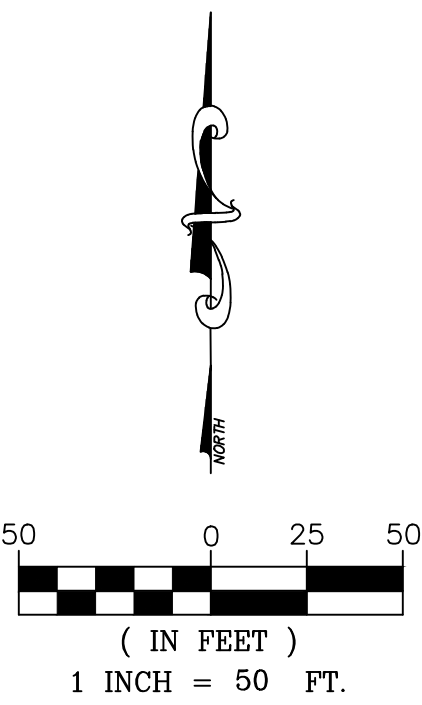


VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- SECTION LINE
- MONUMENT LINE
- PROPERTY LINE
- EXISTING EASEMENT
- FLOW ARROW
- BRASS CAP IN HANDHOLE
- BRASS CAP (AS NOTED)
- CONCRETE NAIL (AS NOTED)
- IRON PIPE
- REBAR PIN (AS NOTED)
- PCR. PINAL COUNTY RECORDER



	DRAWN BY: ER	CHECKED BY: KO
	SCALE: 1" = 10'	
	DATE: NOVEMBER 22, 2023	
	JOB NUMBER	SHEET
SOUTHBRIDGE MARKETPLACE SOUTH PLAT	2023-01	4 OF 4