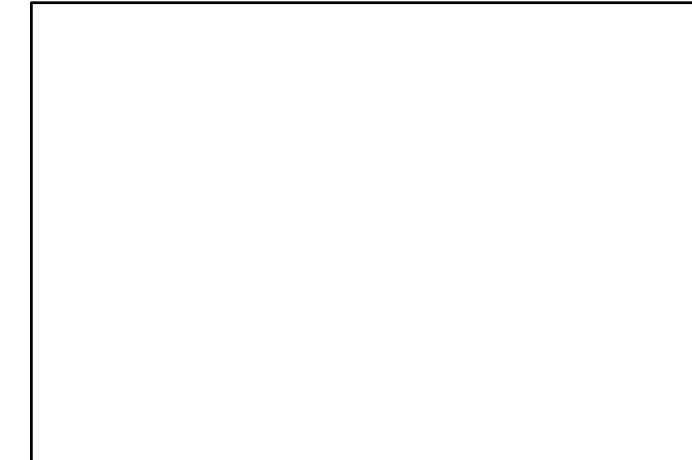


# FINAL PLAT OF REINSMAN COMMONS

A REPLAT OF LOT 2 AS RECORDED IN FEE NO. 2021-091167,  
PINAL COUNTY RECORDS, ARIZONA BEING SITUATED IN THE WEST  
HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF  
THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA,  
PINAL COUNTY, ARIZONA



## DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA )  
                                  )SS.  
COUNTY OF PINAL )

KNOW ALL MEN BY THESE PRESENTS:

DBG PROPERTIES LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "REINSMAN COMMONS", LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT 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.

DBG PROPERTIES LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF "REINSMAN COMMONS" ARE THE OWNERS OF FEE TITLE IN: THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. DBG PROPERTIES LLC, A NEW MEXICO LIMITED LIABILITY COMPANY HEREBY WARRANTS TO THE 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.

DBG PROPERTIES LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, HEREBY DEDICATES, GRANTS AND CONVEYS RIGHTS OF INGRESS AND EGRESS FOR ALL EMERGENCY VEHICLES AND/OR GOVERNMENT VEHICLES OVER AND ACROSS TRACT A, LOTS 1, 2 AND 3 DEPICTED ON THIS PLAT.

IN WITNESS WHEREOF:

DBG PROPERTIES LLC, A NEW MEXICO 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

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

NAME: \_\_\_\_\_

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

## ACKNOWLEDGMENT

STATE OF ARIZONA )  
                                  )SS.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY

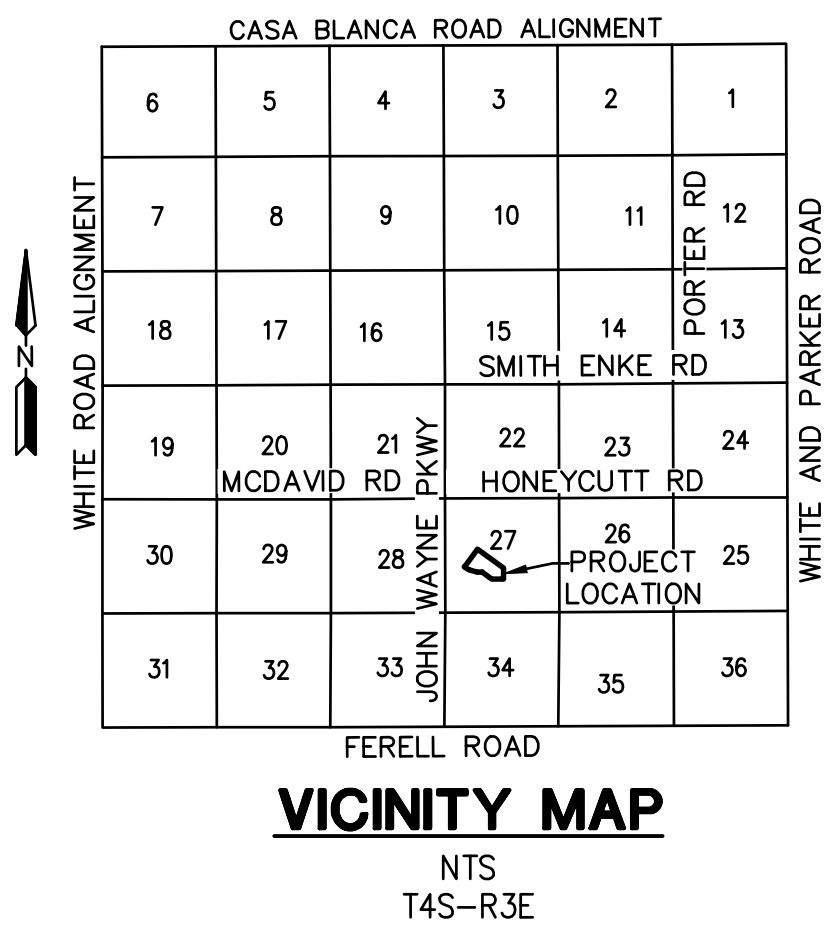
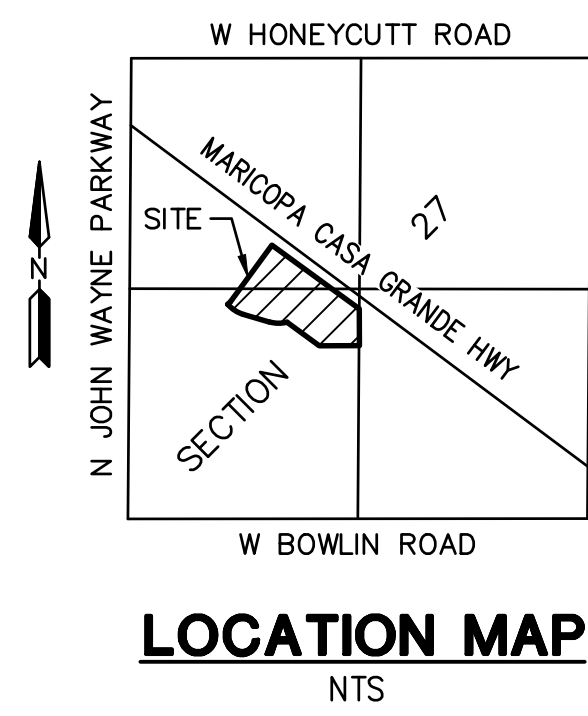
APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF DBG PROPERTIES LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## PARENT PARCEL LEGAL DESCRITION

LOT 2, OF THE MINOR LAND DIVISION AS RECORDED AT INSTRUMENT NUMBER 2021-091167, PINAL COUNTY RECORDS.



## GENERAL NOTES

- INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS OF WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR AND LOCAL STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS OR THE HOMEOWNERS 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 SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.
- CROSS ACCESS EASEMENTS ARE GRANTED ACROSS ALL LOTS SHOWN ON THIS PLAT FOR ACCESS FOR PRIVATE POTABLE WATER LINES, SANITARY SEWER LINES AND FIRE LINES, DRAINAGE PEDESTRIAN ACCESS, VEHICULAR ACCESS, AND EMERGENCY VEHICULAR ACCESS AS MORE FULLY SET FORTH IN THE CONTRIBUTION, COST SHARING AND RECIPROCAL EASEMENT AGREEMENT, RECORDED IN DOC. NO. \_\_\_\_\_, P.C.R.
- THE SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES, INC.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING, SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
- NO STRUCTURE SHALL BE CONSTRUCTED IN, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO, THE STORM WATER RETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY CITY OF MARICOPA.
- THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE, AS ADOPTED BY THE CITY OF MARICOPA, HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACE UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA DEVELOPMENT SERVICES BUILDING SAFETY DIVISION.
- TRACT A IS A PRIVATE STREET WHICH SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
- MAINTENANCE OF ALL DRAINAGE ELEMENTS WITHIN THE PROJECT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. SHOULD THE PROPERTY OWNER NOT ADEQUATELY MAINTAIN THE DRAINAGE EASEMENTS, CITY OF MARICOPA MAY ENTER UPON AND MAINTAIN THE EASEMENTS, AT ITS OWN DISCRETION.

## UTILITY PROVIDERS

SEWER	PALO VERDE UTILITIES COMPANY
WATER	SANTA CRUZ WATER COMPANY
ELECTRICITY	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS
TELEPHONE	QWEST COMMUNICATIONS
POLICE	CITY OF MARICOPA POLICE DEPARTMENT
FIRE	CITY OF MARICOPA (MARICOPA DISTRICT)
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT #20
SOLID WASTE	WASTE MANAGEMENT

## OWNER

DBG PROPERTIES, LLC  
2164 SW PARK PLACE  
PORTLAND, OR 97205  
CONTACT: ERIC GRODAHL

## DEVELOPER

DBG PROPERTIES, LLC  
2164 SW PARK PLACE  
PORTLAND, OR 97205  
CONTACT: ERIC GRODAHL

## SURVEYOR

HILGARTWILSON, LLC  
2141 E. HIGHLAND AVE, SUITE 250  
PHOENIX, AZ 85016  
PH: 602.490.0535  
FAX: 602.368.2436  
CONTACT: BRIAN J. BENEDICT, RLS

## BASIS OF BEARINGS

S00°06'31"W ALONG THE NORTH-SOUTH MID-SECTION LINE OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

## BENCHMARK

FOUND 3" BRASS CAP IN CONCRETE  
DESIGNATION - Z 284  
PID - DV0333  
DATUM: NAVD88  
ELEVATION: 1166.52

## APPROVALS

APPROVED:

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

APPROVED:

CITY ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY:

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

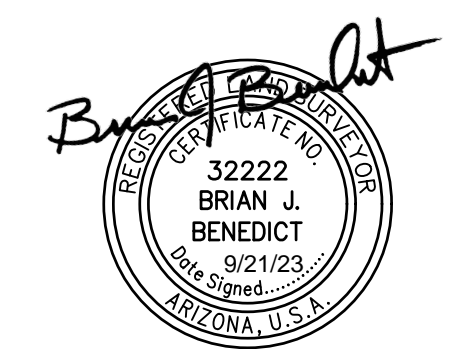
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 2023, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT  
RLS# 32222  
HILGARTWILSON, LLC  
2141 E. HIGHLAND AVENUE  
SUITE 250  
PHOENIX, ARIZONA 85016  
PHONE: (602) 490-0535  
bbenedict@hilgartwilson.com

DATE: 9/21/2023



REINSMAN COMMONS

MARICOPA, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO.: 2523

DATE: JULY 2023

MUNICIPAL TRACKING NO:

SCALE: NOT SHOWN

DRAWN: MRM

APPROVED: BJB

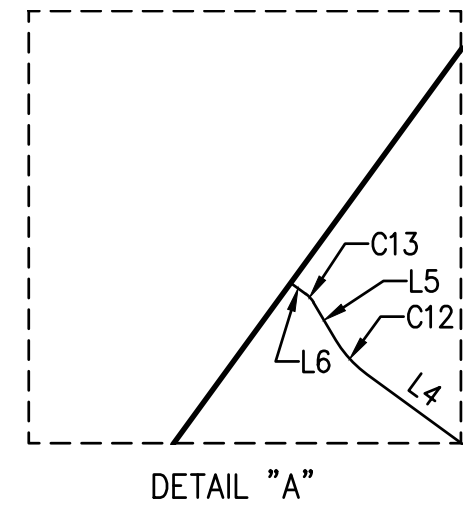
DWG. NO.

**FP01**

SHT. 1 OF 2

NORTHWEST CORNER  
 SEC 27, T4S, R3E,  
 FOUND 3" BRASS CAP  
 IN HAND HOLE, STAMPED  
 "ARIZONA DOT 20",  
 DOWN 0.5'

NORTH 1/4 CORNER  
 SEC 27, T4S, R3E,  
 FOUND 3" ALUMINUM  
 CAP STAMPED "402  
 T4S R3E 1/4 S22 S27  
 ADOT 2015 19817"



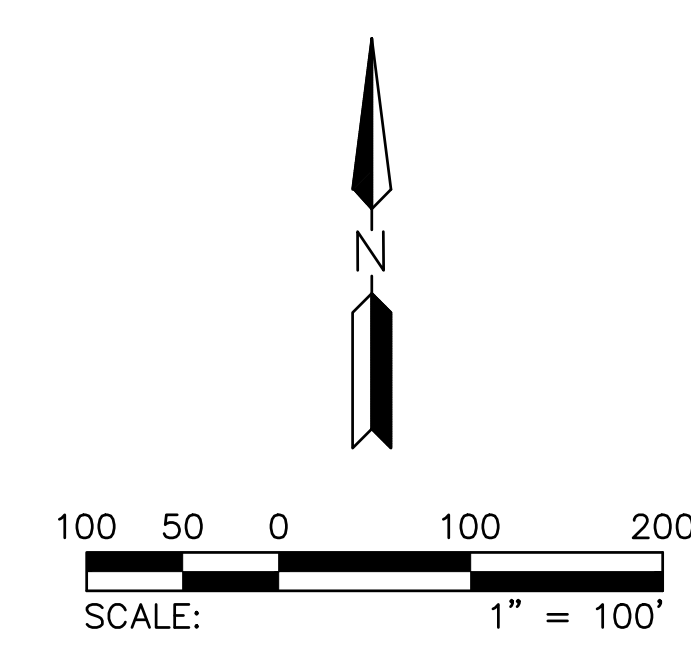
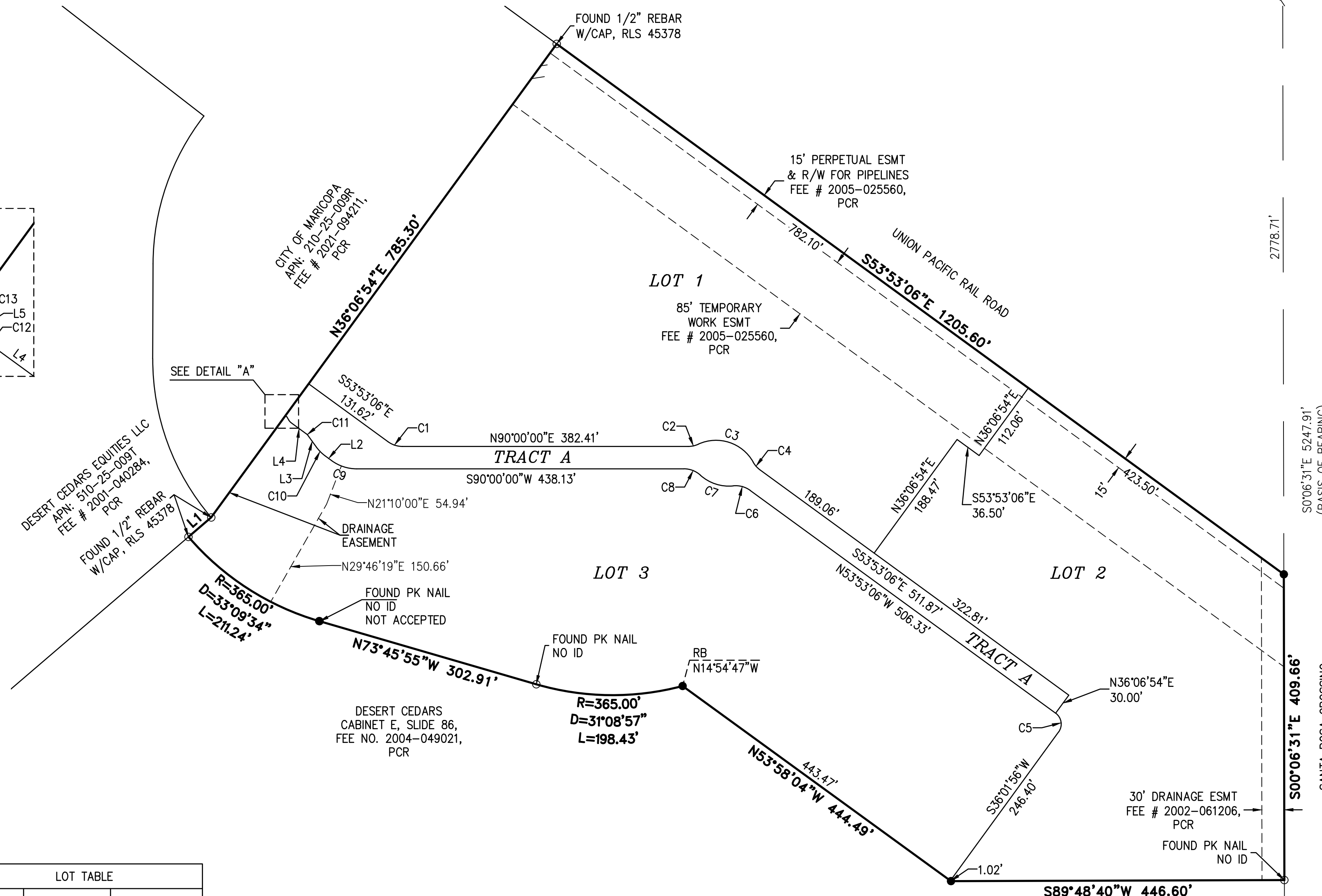
LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT 1	312,501	7.1740
LOT 2	226,237	5.1937
LOT 3	299,794	6.8823

TOTAL LOT AREA = 838,532 SQ.FT. OR 19.2500 AC.

TRACT TABLE			
TRACT	SQ.FT.	AREA (ACRES)	USE
TRACT A	40,057	0.9196	COMMON AREA, PRIVATE ACCESS, EMERGENCY AND GOVERNMENT VEHICLE INGRESS AND EGRESS, PUBLIC AND PRIVATE UTILITIES.

**AREAS**

LOT AREA = 838,532 SQ. FT. 19.2500 ACRES  
 TRACT A = 40,057 SQ. FT. 0.9196 ACRES  
 GROSS AREA = 878,589 SQ. FT. 20.1696 ACRES



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N49°23'39"E	40.00'
L2	S53°53'06"E	11.08'
L3	S35°49'36"E	19.50'
L4	S53°53'06"E	25.36'
L5	S30°41'11"E	4.54'
L6	S53°53'06"E	1.95'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	33.00'	36°06'54"	20.80'
C2	33.00'	24°35'16"	14.16'
C3	57.00'	85°19'56"	84.89'
C4	33.00'	24°37'46"	14.19'
C5	18.00'	89°55'02"	28.25'
C6	33.00'	41°59'48"	24.19'
C7	57.00'	47°54'24"	47.66'
C8	33.00'	42°01'30"	24.20'
C9	57.00'	36°06'54"	35.93'
C10	52.00'	18°03'29"	16.39'
C11	8.00'	18°03'29"	2.52'
C12	12.00'	23°11'55"	4.86'
C13	3.00'	23°11'55"	1.21'

