

C:\RICK\Projects\PO5600\6872_JohnWaynePlay_Honeycutt\Survey\Drawing\Southbridge Phase 2\6872_Southbridge_Phase_2_Plat.dwg — © 2025 Rick Engineering Company

DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT "TTRG AZ MARICOPA PHASE II DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY", AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SOUTHBRIDGE MARKETPLACE PHASE 2", A RE--PLAT OF A PORTION PARCEL 1 AND PARCEL 3, AND ALL OF PARCEL 2, SOUTHBRIDGE MARKETPLACE NORTH, AS RECORDED IN FEE 2023-089333, PINAL COUNTY RECORDS SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT FOR SOUTHBRIDGE MARKETPLACE PHASE 2, AS AND FOR, THE PLAT OF SAID SOUTHBRIDGE MARKETPLACE PHASE 2, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THAT "TTRG AZ MARICOPA PHASE II DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY", AS THE OWNER IN FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO, IF ANY; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC, THAT "TTRG AZ MARICOPA HONEYCUTT DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY", AS THE OWNER 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.

OWNER HEREBY GRANTS TO THE CITY OF MARICOPA A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE AREAS DESIGNATED AS EMERGENCY ACCESS AND PUBLIC ACCESS EASEMENT AS SHOWN ON THE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND THE PUBLIC RESPECTIVELY. GRANTOR SHALL NOT LOCATE, ERECT OR CONSTRUCT, OR PERMIT TO BE LOCATED, ERECTED OR CONSTRUCTED, ANY BUILDING, STRUCTURE, FENCING OR WALL WITHIN THE EASEMENT AREA, NOR SHALL GRANTOR PLANT OR PERMIT TO BE PLANTED ANY TREES, LANDSCAPING OR OTHER VEGETATION WITHIN THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. SUBJECT TO THE FOREGOING, GRANTOR SHALL BE ENTITLED TO USE THE EASEMENT AREA FOR ALL PURPOSES NOT INCONSISTENT WITH THE PURPOSES AND NATURE OF THE EASEMENT.

OWNER HEREBY GRANTS TO THE CITY OF MARICOPA A PERPETUAL NON-EXCLUSIVE CROSS ACCESS EASEMENT ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENT AS SHOWN ON THE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND THE PUBLIC RESPECTIVELY. GRANTOR SHALL NOT LOCATE, ERECT OR CONSTRUCT, OR PERMIT TO BE LOCATED, ERECTED OR CONSTRUCTED, ANY BUILDING, STRUCTURE, FENCING OR WALL WITHIN THE EASEMENT AREA, NOR SHALL GRANTOR PLANT OR PERMIT TO BE PLANTED ANY TREES, LANDSCAPING OR OTHER VEGETATION WITHIN THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. SUBJECT TO THE FOREGOING, GRANTOR SHALL BE ENTITLED TO USE OF THE EASEMENT AREA FOR ALL PURPOSES NOT INCONSISTENT WITH THE PURPOSES AND NATURE OF THE EASEMENT.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT, IN, UPON, OVER, UNDER THROUGH, AND ACROSS AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

PROPERTY OWNER OR GRANTOR HEREBY DEDICATES A NON-EXCLUSIVE PRIVATE WATER UTILITY EASEMENT TO GLOBAL WATER - SANTA CRUZ WATER COMPANY, INC. (GRANTEE) UPON, OVER, UNDER, AND THROUGH THE AREA DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF WATER PIPELINES, UTILITIES (INCLUDING WITHOUT LIMITATION, ELECTRICAL AND OTHER UTILITY FACILITIES), AND APPURTENANT FACILITIES AND FIXTURES THAT ARE ACCESSORY TO, REASONABLY RELATED TO, OR NECESSARY FOR USE IN CONNECTION THEREWITH. MAINTENANCE OF THE AREA SUBJECT TO SUCH PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER. GRANTOR SHALL NOT ERECT, OR PERMIT TO BE ERECTED, ANY BUILDING OR STRUCTURE, OR PLACE ANY OBSTRUCTION OVER THE EASEMENT HEREBY CONVEYED, WHICH WOULD INTERFERE WITH OR IMPEDE THE USE AND OCCUPANCY OF THE EASEMENT BY THE GRANTEE. GRANTEE, ITS SUCCESSORS, PERMITS, AND/OR ASSIGNS, SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER THE EASEMENT PROPERTY FOR THE PURPOSES STATED ABOVE. GRANTOR SHALL NOT LOCATE, ERECT OR CONSTRUCT, OR PERMIT TO BE LOCATED, ERECTED OR CONSTRUCTED, ANY BUILDING, STRUCTURE, FENCING OR WALL WITHIN THE EASEMENT AREA, NOR SHALL GRANTOR PLANT OR PERMIT TO BE PLANTED ANY TREES, LANDSCAPING OR OTHER VEGETATION WITHIN THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. SUBJECT TO THE FOREGOING, GRANTOR SHALL BE ENTITLED TO USE THE EASEMENT AREA FOR ALL PURPOSES NOT INCONSISTENT WITH THE PURPOSES AND NATURE OF THE EASEMENT AS SET FORTH IN THIS AGREEMENT. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, GRANTOR SHALL NOT HAVE THE RIGHT TO LOWER OR RAISE BY MORE THAN TWELVE (12) INCHES THE SURFACE GRADE OF THE EASEMENT AREA, AND IN NO EVENT SHALL A CHANGE IN THE SURFACE GRADE COMPROMISE GRANTEE'S MINIMUM COVER REQUIREMENTS OR INTERFERE WITH GRANTEE'S FACILITIES.

PROPERTY OWNER OR GRANTOR HEREBY DEDICATES A NON-EXCLUSIVE PRIVATE SEWER UTILITY EASEMENT TO GLOBAL WATER - PALO VERDE UTILITY COMPANY, INC. (GRANTEE) UPON, OVER, UNDER, AND THROUGH THE AREA DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT AND REMOVAL OF SEWER PIPELINES, RECLAIMED WATER PIPELINES, UTILITIES (INCLUDING WITHOUT LIMITATION, ELECTRICAL AND OTHER UTILITY FACILITIES), AND APPURTENANT FACILITIES AND FIXTURES THAT ARE ACCESSORY TO, REASONABLY RELATED TO, OR NECESSARY FOR USE IN CONNECTION THEREWITH. MAINTENANCE OF THE AREA SUBJECT TO SUCH PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER. GRANTOR SHALL NOT ERECT, OR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE, OR PLACE ANY OBSTRUCTION OVER THE EASEMENT HEREBY CONVEYED, WHICH WOULD INTERFERE WITH OR IMPEDE THE USE AND OCCUPANCY OF THE EASEMENT BY THE GRANTEE. GRANTEE, ITS SUCCESSORS, PERMITS, AND/OR ASSIGNS, SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER THE EASEMENT PROPERTY FOR THE PURPOSES STATED ABOVE. GRANTOR SHALL NOT LOCATE, ERECT OR CONSTRUCT, OR PERMIT TO BE LOCATED, ERECTED OR CONSTRUCTED, ANY BUILDING, STRUCTURE, FENCING OR WALL WITHIN THE EASEMENT AREA, NOR SHALL GRANTOR PLANT OR PERMIT TO BE PLANTED ANY TREES, LANDSCAPING OR OTHER VEGETATION WITHIN THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. SUBJECT TO THE FOREGOING, GRANTOR SHALL BE ENTITLED TO USE THE EASEMENT AREA FOR ALL PURPOSES NOT INCONSISTENT WITH THE PURPOSES AND NATURE OF THE EASEMENT AS SET FORTH IN THIS AGREEMENT. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, GRANTOR SHALL NOT HAVE THE RIGHT TO LOWER OR RAISE BY MORE THAN TWELVE (12) INCHES THE SURFACE GRADE OF THE EASEMENT AREA, AND IN NO EVENT SHALL A CHANGE IN THE SURFACE GRADE COMPROMISE GRANTEE'S MINIMUM COVER REQUIREMENTS OR INTERFERE WITH GRANTEE'S FACILITIES.

IN WITNESS WHEREOF:

"TTRG AZ MARICOPA PHASE II DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY" AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE

UNDERSIGNED, DULY AUTHORIZED, THIS_____DAY OF _____, 2025.

OWNER: "TTRG AZ MARICOPA PHASE II DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY",

BY: _____
PAUL M. THRIFT

ITS: MANAGER

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

"TTRG AZ MARICOPA PHASE II DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY"

ON THIS _____ DAY OF _____, 2025, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

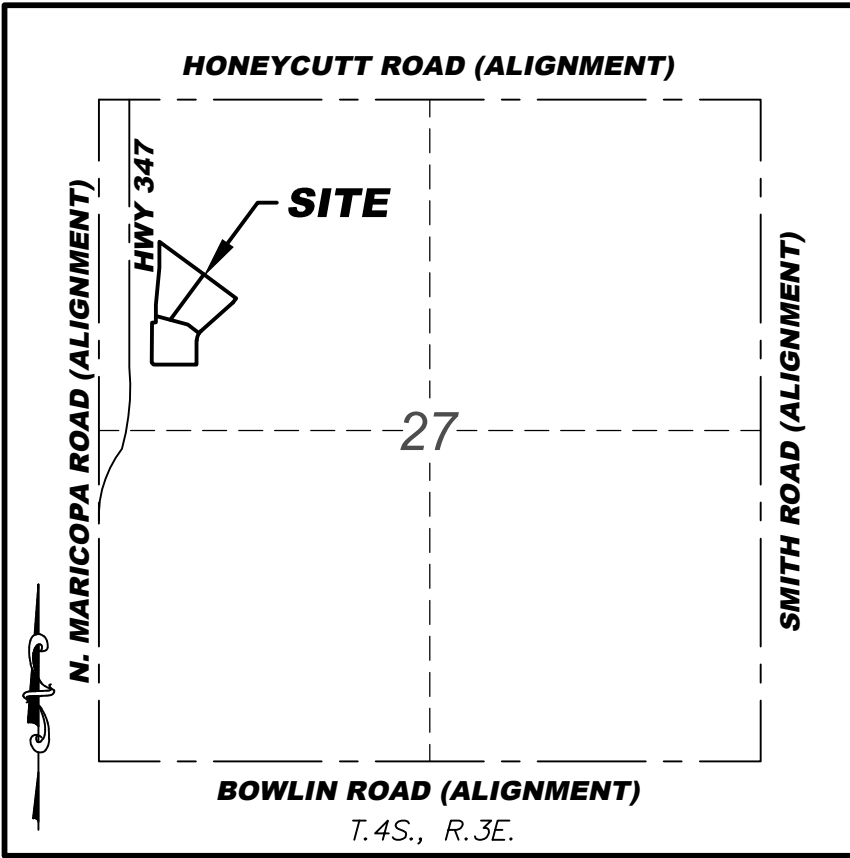
MY COMMISSION EXPIRES: _____

FINAL PLAT
SOUTHBRIDGE MARKETPLACE PHASE 2

A REPLAT OF
A PORTION OF PARCEL 1 AND PARCEL 3, AND ALL OF PARCEL 2 OF THE FINAL PLAT SOUTHBRIDGE MARKETPLACE NORTH,
RECORDED ON DECEMBER 11, 2023, IN FEE NO. 2023-089333, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.
SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

STATE OF ARIZONA }
COUNTY OF PINAL } SS

I hereby certify that the within instrument is filed in the official records of this County in
Fee No: _____
Date: _____
Request of: _____
Witness my hand and official seal.
Virginia Ross, Pinal County Recorder
By: _____ Deputy



VICINITY MAP
N.T.S.

OWNER

TTRG AZ MARICOPA PHASE II DEVELOPMENT II, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2398 E CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016
CONTACT: ANDREW CALL
(623)523-3943
acall@thompsonthrif.com

SURVEYOR

RICK ENGINEERING
2401 WEST PEORIA AVENUE, SUITE 130
PHOENIX, ARIZONA 85029
MICHAEL A. BANTA, RLS #38175
(602) 957-3350
MBANTA@RICKENGINEERING.COM

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. "86-402008.0001", FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

APPROVALS

APPROVED:

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED:

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA,

ARIZONA, THIS _____ DAY OF _____, 2025.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK


CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL A. BANTA, RLS #38175
2401 W. PEORIA AVE., SUITE 130
PHOENIX, ARIZONA 85029
PHONE: 602-957-3350
MBANTA@RICKENGINEERING.COM




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PHOENIX, AZ 85029
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rickengineering.com

**RICK**

FINAL PLAT
SOUTHBRIDGE MARKETPLACE
PHASE 2

MARICOPA, ARIZONA

Contact Arizona 811 at least two full
working days before you begin excavation

Call 811 or click Arizona811.com

PROJECT NO.
P6872
SHEET NO. 1 OF 3

SURVEYOR:
N.T.S.

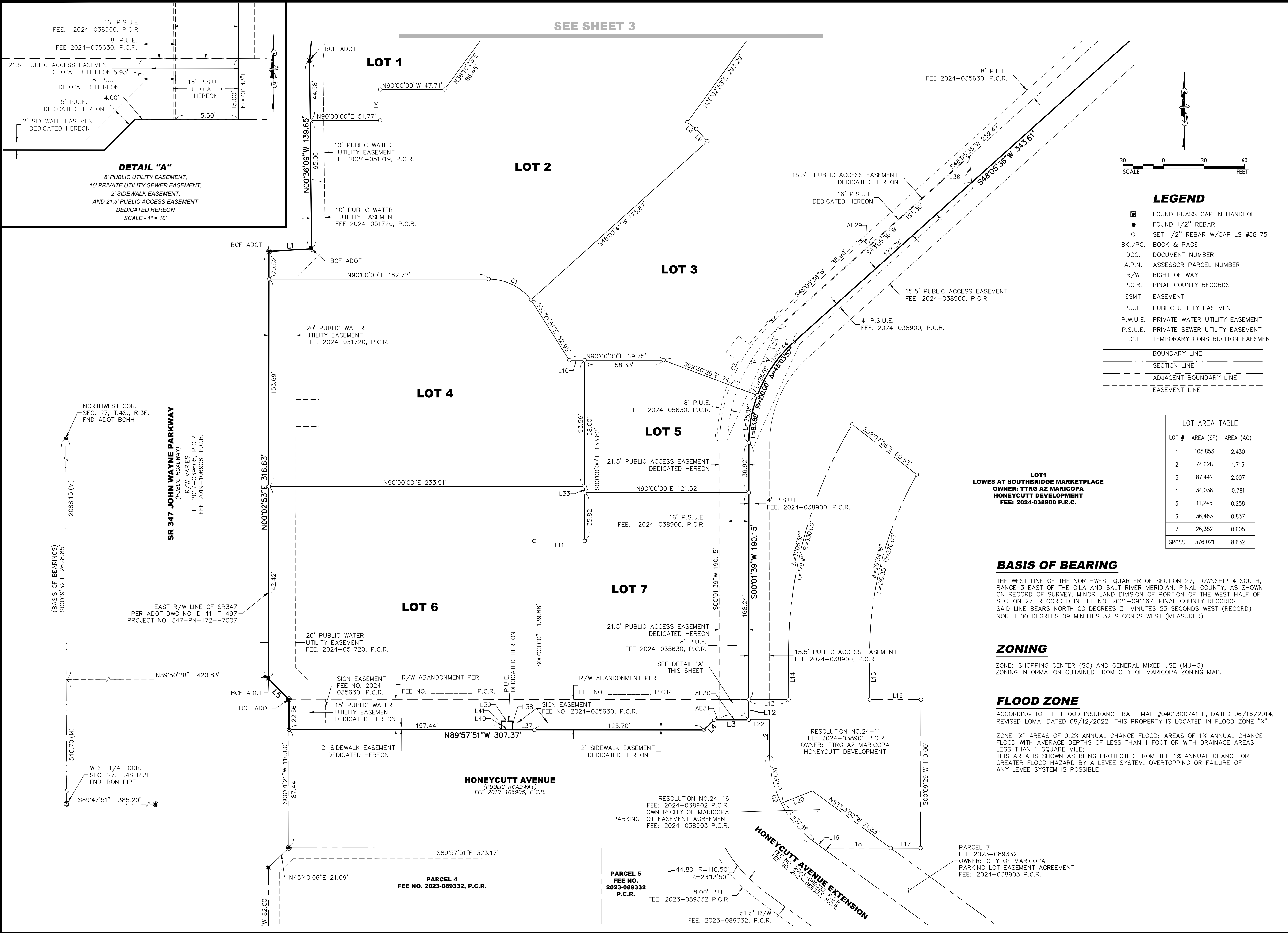
NIS
7/11/25

DRAWN BY:
CHECKED BY:

CRS/PJE
SCALE:
MAB
DATE:

NO.
BY
DATE
REVISION

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FINAL PLAT

SOUTHBRIDGE MARKETPLACE

PHASE 2

MARICOPA, ARIZONA

RICK

2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

38175
MICHAEL A. SANTA
07/11/2025
STATE BOARD
ARIZONA U.S.A.

SURVEYOR:

DRAWN BY: CRS/PJE SCALE: 1" = 30'

CHECKED BY: MAB DATE: 7/11/25

REVISION

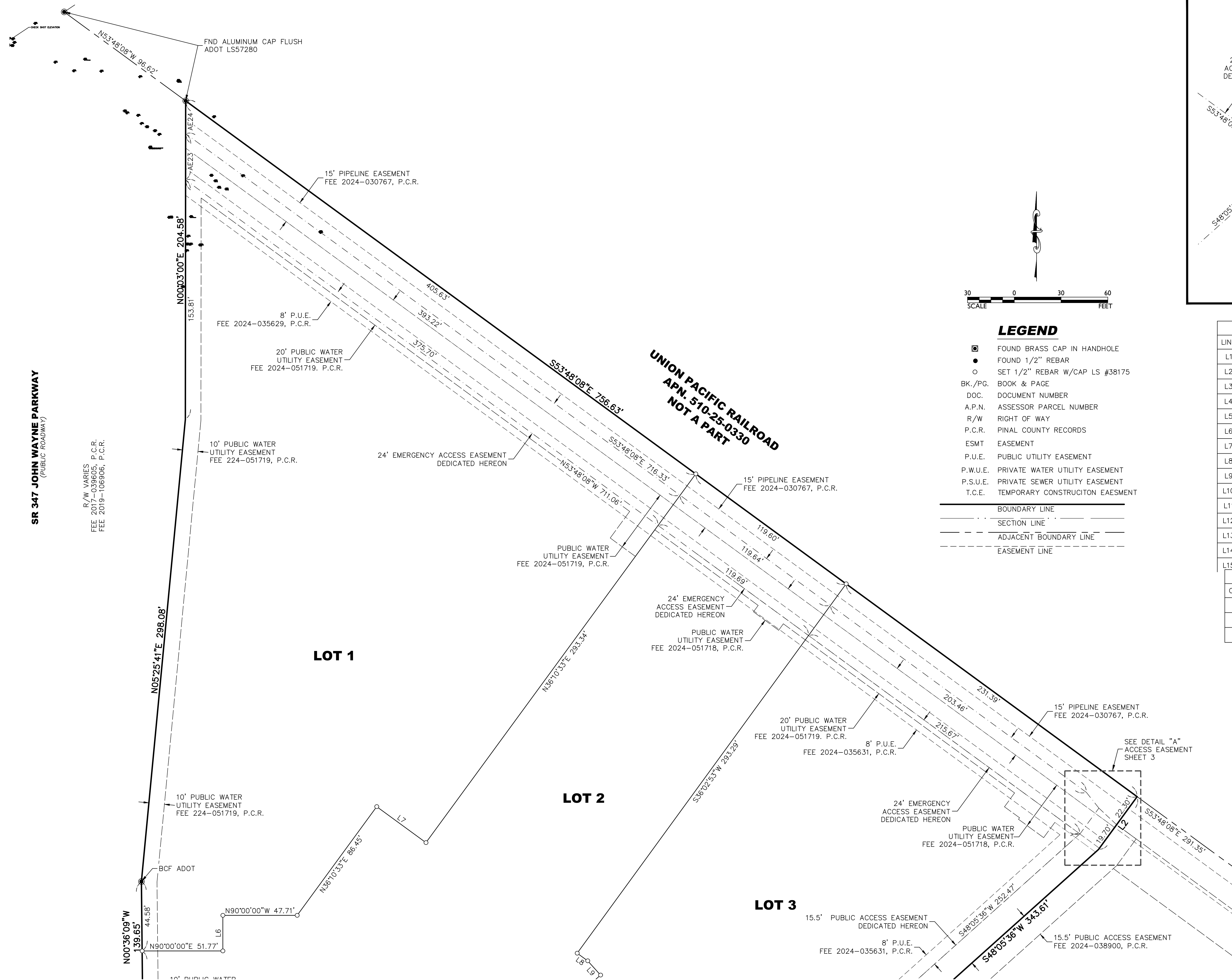
NO. BY DATE

PROJECT NO.
P6872
SHEET NO. 2 OF 3

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA 811
Call 811 or click Arizona811.com

R/W VARIES
FEE 2017-039605, P.C.R.
FEE 2019-106906, P.C.R.



A horizontal scale bar with alternating black and white segments. Above the bar, the numbers 30, 0, 30, and 60 are marked. Below the bar, the word "SCALE" is on the left and "FEET" is on the right.

LEGEND

- | | |
|----------|---------------------------------|
| ● | FOUND BRASS CAP IN HANDHOLE |
| ● | FOUND 1/2" REBAR |
| ○ | SET 1/2" REBAR W/CAP LS #38175 |
| BK./PG. | BOOK & PAGE |
| DOC. | DOCUMENT NUMBER |
| A.P.N. | ASSESSOR PARCEL NUMBER |
| R/W | RIGHT OF WAY |
| P.C.R. | PINAL COUNTY RECORDS |
| ESMT | EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| P.W.U.E. | PRIVATE WATER UTILITY EASEMENT |
| P.S.U.E. | PRIVATE SEWER UTILITY EASEMENT |
| T.C.E. | TEMPORARY CONSTRUCTION EASEMENT |

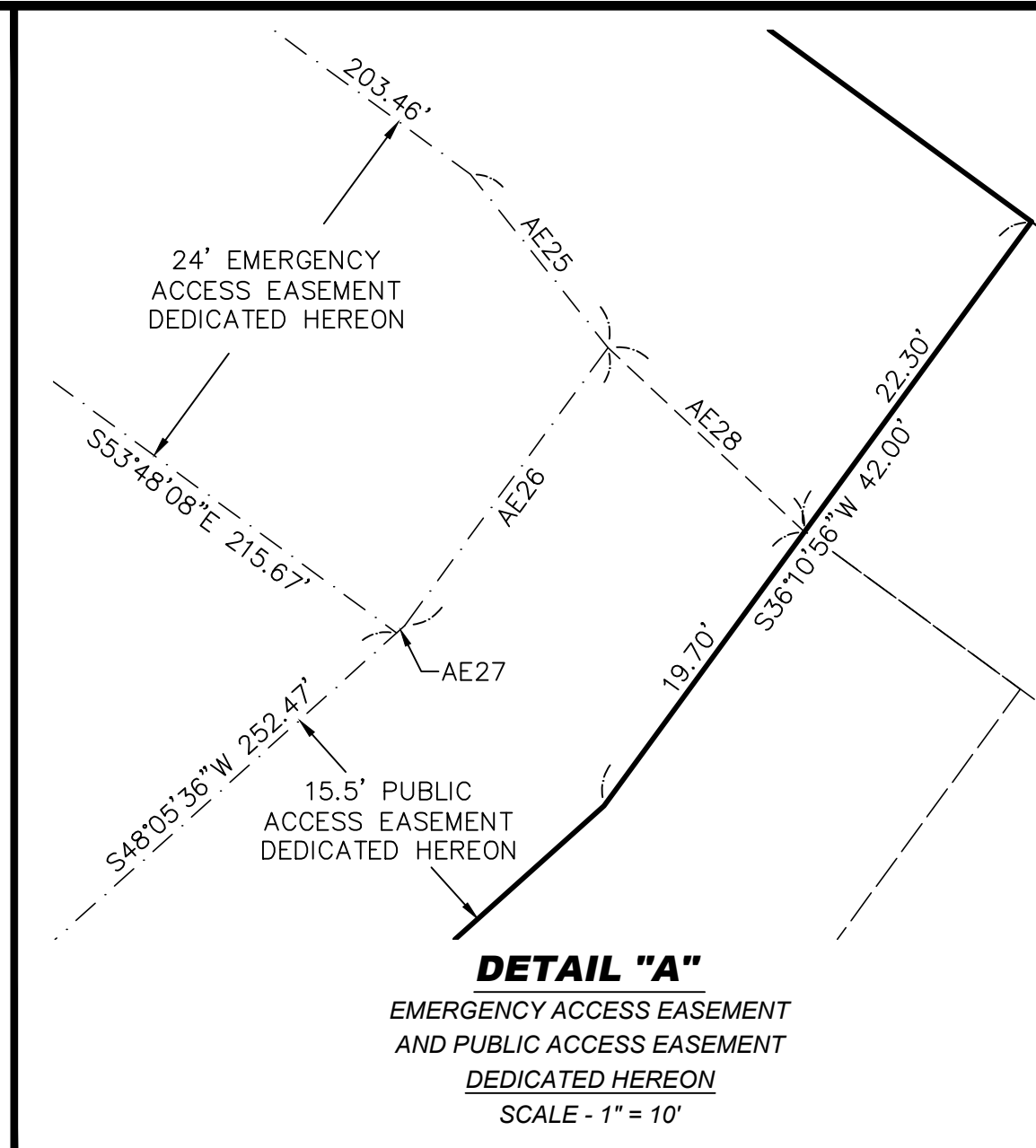
BOUNDARY LINE
SECTION LINE
ADJACENT BOUNDARY LINE
EASEMENT LINE

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N86°30'32"E	31.60'
L2	S36°10'56"W	22.00'
L3	N89°57°51"W	45.00'
L4	S45°02'09"W	10.69'
L5	N44°59'49"W	21.27'
L6	N00°00'00"E	22.88'
L7	S53°49'27"E	39.13'
L8	S53°49'27"E	8.38'
L9	S41°56'19"E	12.29'
L10	N90°00'00"E	11.42'
L11	N90°00'00"W	37.34'
L12	S00°01'43"W	15.00'
L13	N89°57°51"W	29.61'
L14	S00°06'23"E	33.15'
L15	S00°06'23"E	33.30'

LINE TABLE		
LINE	DIRECTION	LENGTH
L17	S89°57'51"E	22.03'
L18	N89°57'51"W	50.40'
L19	N53°50'46"W	8.14'
L20	S68°27'17"W	24.82'
L21	N00°01'39"E	25.59'
L22	N89°57'52"W	15.50'
L33	S00°00'00"E	4.44'
L34	S52°07'06"E	9.17'
L35	S24°03'38"W	22.74'
L36	N05°16'55"W	19.94'
L37	N89°57'51"W	141.93'
L38	S00°02'09"W	6.50'
L39	S89°57'51"E	8.00'
L40	N00°02'09"E	6.50'
L41	N89°57'51"W	8.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	52°24'33"	39.50'	36.13'	S63°47'44"E 34.88'
C2	53°52'25"	80.00'	75.22'	N26°54'34"W 72.48'
C3	48°03'57"	121.50'	101.93'	S24°03'37"W 98.96'

ACCESS EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
AE23	N00°03'00"E	29.72'
AE24	N00°03'00"E	21.05'
AE25	S38°26'31"E	12.85'
AE26	S36°10'56"W	19.98'
AE27	S48°05'36"W	0.63'
AE28	S46°49'46"E	15.62'
AE29	S41°54'24"E	6.00'
AE30	N89°57'51"W	21.50'
AE31	N89°57'51"W	4.00'



SURVEYOR:



**22401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com**



DRAWN BY:	CRS/PJE	SCALE:	1" = 30'
CHECKED BY:	MAB	DATE:	7/11/25

FINAL PLAT
SOUTHBRIDGE MARKETPLACE
PHASE 2

MARICOPA, ARIZONA



PROJECT NO.

P6872

SHEET NO. 3 OF 3