

FINAL PLAT

"Honeycutt Run"

A RE-PLAT OF TRACTS M-1 AND M-2, TORTOSA-NW,
 ACCORDING TO FEE NUMBER 2004-049082, RECORDS OF PINAL COUNTY, ARIZONA
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
 PINAL COUNTY, ARIZONA

CONVEYANCE AND DEDICATION STATEMENT

STATE OF ARIZONA }
 COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS: THAT TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HAS SUBDIVIDED UNDER THE NAME OF "HONEYCUTT RUN", A RE-PLAT OF TRACTS M-1 AND M-2, TORTOSA-NW, ACCORDING TO FEE NUMBER 2004-049082, RECORDS OF PINAL COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARE THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACTS AND STREETS CONSTITUTING SAME AND THAT SAID TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, 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. TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY WARRANT TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

TRACTS "A" AND "B" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION (HOA) AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF:

TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HAS HERELINTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 20____.

TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF PINAL } SS

ON THIS ____ DAY OF _____, 20____, 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 WHEREOF, I HERELINTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REQUIRED MAINTENANCE:

- 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.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER
- THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR ADJACENT PROPERTY OWNER.

LEGAL DESCRIPTION

A PORTION OF TORTOSA-NW, FEE NUMBER 2004-049082, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL WITH WASHER "GOETZ 31020" AT THE NORTHWEST CORNER OF SAID SECTION 28, FROM WHICH A 1-INCH IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 28, BEARS SOUTH 0 DEGREES 09 MINUTES 31 SECONDS WEST (BASIS OF BEARING), 2,649.05 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 0 DEGREES 22 MINUTES 15 SECONDS WEST, 89.51 FEET;

THENCE SOUTH 46 DEGREES 01 MINUTES 35 SECONDS EAST, 69.19 FEET;

THENCE NORTH 88 DEGREES 19 MINUTES 05 SECONDS EAST, 1106.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 1 DEGREES 41 MINUTES 42 SECONDS EAST A DISTANCE OF 1540.00 FEET;

THENCE EASTERLY 297.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11 DEGREES 03 MINUTES 54 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 9 DEGREES 22 MINUTES 12 SECONDS WEST, 80.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 15 DEGREES 50 MINUTES 59 SECONDS WEST A DISTANCE OF 130.00 FEET;

THENCE NORTHWESTERLY 16.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 7 DEGREES 06 MINUTES 42 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 1460.00 FEET;

THENCE WESTERLY 265.86 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10 DEGREES 25 MINUTES 59 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 88 DEGREES 19 MINUTES 05 SECONDS WEST, 1108.79 FEET;

THENCE SOUTH 44 DEGREES 14 MINUTES 18 SECONDS WEST, 70.42 FEET;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 09 MINUTES 31 SECONDS EAST, 89.04 FEET TO THE POINT OF BEGINNING.

RATIFICATION AND APPROVAL OF PLAT

STATE OF ARIZONA }
 COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS: THAT TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS FINAL PLAT FOR "HONEYCUTT RUN" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS MAP.

IN WITNESS WHEREOF, TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 20____.

TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF PINAL } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ OF TORTOSA HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, FOR AND ON BEHALF THEREOF.

IN WITNESS WHEREOF, I HERELINTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ DATE _____

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

GENERAL NOTES

- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- COVENANTS, CODES AND RESTRICTIONS FOR TORTOSA HOMEOWNERS ASSOCIATION ARE RECORDED IN FEE NO. _____, PINAL COUNTY RECORDS.
- TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
Tract A	LANDSCAPE / OPEN SPACE	4,464	0.1025
Tract B	LANDSCAPE / OPEN SPACE	7,939	0.1823

UTILITY SERVICES

SEWER	GLOBAL WATER - PALO VERDE COMPANY, LLC
WATER	GLOBAL WATER - SANTA CRUZ WATER COMPANY, LLC
ELECTRICITY	ED3
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE	ORBITEL COMMUNICATIONS
POLICE	PINAL COUNTY SHERIFF'S OFFICE
FIRE	CITY OF MARICOPA FIRE / MEDICAL DEPARTMENT
SCHOOLS	MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
SOLID WASTE	WASTE MANAGEMENT

BASIS OF BEARING

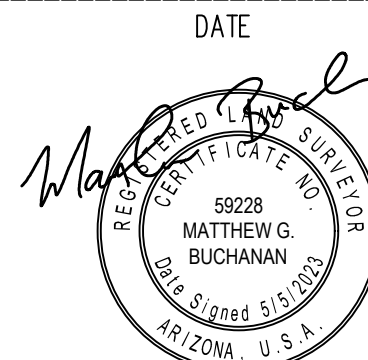
THE WEST MONUMENT LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, G&SRM, MARKED BETWEEN THE FOUND IRON PIPE AT THE WEST QUARTER CORNER AND THE FOUND PK NAIL WITH WASHER GOETZ 31020 AT THE NORTHWEST CORNER, AS SHOWN ON FINAL PLAT "TORTOSA -NW", RECORDED IN CABINET E, SLIDE 90, P.C.R., ALSO BEEN THE MONUMENT LINE OF HARTMAN ROAD THE BEARING OF WHICH IS:

NORTH 00 DEGREES 09 MINUTES 31 SECONDS EAST

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.

REGISTERED LAND SURVEYOR
 MATTHEW G. BUCHANAN, RLS NO. 59228
 EPS GROUP, INC.
 1130 N. ALMA SCHOOL RD, SUITE 120
 MESA, ARIZONA 85201
 PHONE: (480) 503-2250



DEVELOPER

BELA FLOR COMMUNITIES
 1635 N. GREENFIELD ROAD #115
 MESA, AZ 85205
 PHONE: (480) 553-7236
 CONTACT: HUDD HASSELL

OWNER

TORTOSA HOMEOWNERS ASSOCIATION
 8360 E. VIA DE VENTURA, L 100
 SCOTTSDALE, AZ 85258

ENGINEER

EPS GROUP, INC.
 1130 N. ALMA SCHOOL RD, SUITE 120
 MESA, ARIZONA 85201
 PHONE: (480) 503-2250
 CONTACT: BRIAN NICHOLLS, P.E.
 EMAIL: brian.nicholls@epsgruoinc.com

LAND USE TABLE

TOTAL NUMBER OF TRACTS (COMMON AREA TRACTS A - B)	2
TOTAL TRACTS AREA	0.2847 AC.
RIGHT-OF-WAY	2.4273 AC.
GROSS AREA	2.7120 AC.

APPROVALS

APPROVED:

PLANNING DIRECTOR _____ DATE _____
 CITY OF MARICOPA, ARIZONA

APPROVED:

CITY ENGINEER _____ DATE _____
 CITY OF MARICOPA, ARIZONA

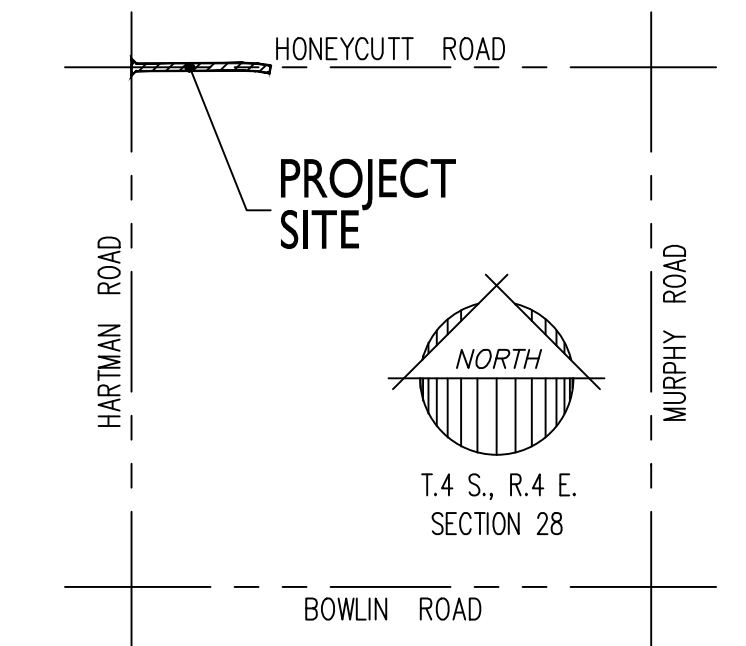
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 20____.

BY: _____ DATE _____
 MAYOR

ATTEST: _____ DATE _____
 CITY CLERK

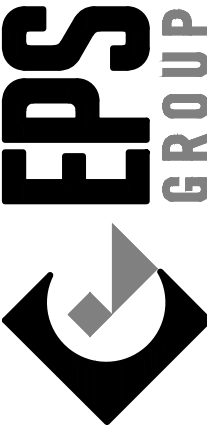
LEGEND

●	FOUND SURVEY MONUMENT (AS NOTED)
○	SET 1/2" REBAR W/CAP "EPS GROUP RLS 59228"
⊙	CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF CONSTRUCTION
APN:	ASSESSORS PARCEL NUMBER
C.O.M.	CITY OF MARICOPA
P.C.R.	PINAL COUNTY RECORDS
PUE	PUBLIC UTILITIES EASEMENT
R/W	RIGHT-OF-WAY
—	PROPERTY LINE
—	RIGHT OF WAY LINE
- - - - -	EXISTING PARCEL LINE
—	SECTION LINE
—	CENTER LINE
- - - - -	EASEMENT LINE
- - - - -	TIE LINE



VICINITY MAP
 NOT TO SCALE

1130 N. Alma School Rd, Suite 120
 Mesa, AZ 85201
 T:480.503.2250 | F:480.835.1709
 www.epsgruoinc.com



"Honeycutt Run"
 City of Maricopa, Arizona
 FINAL PLAT

Project:

Revisions:

No.	Description



Drawn by: A.G.
 Reviewed by: M.B.

Job No.
22-0033

FPOI

Sheet No.
1
 of 2

