

FINAL PLAT

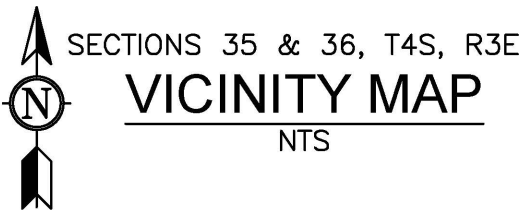
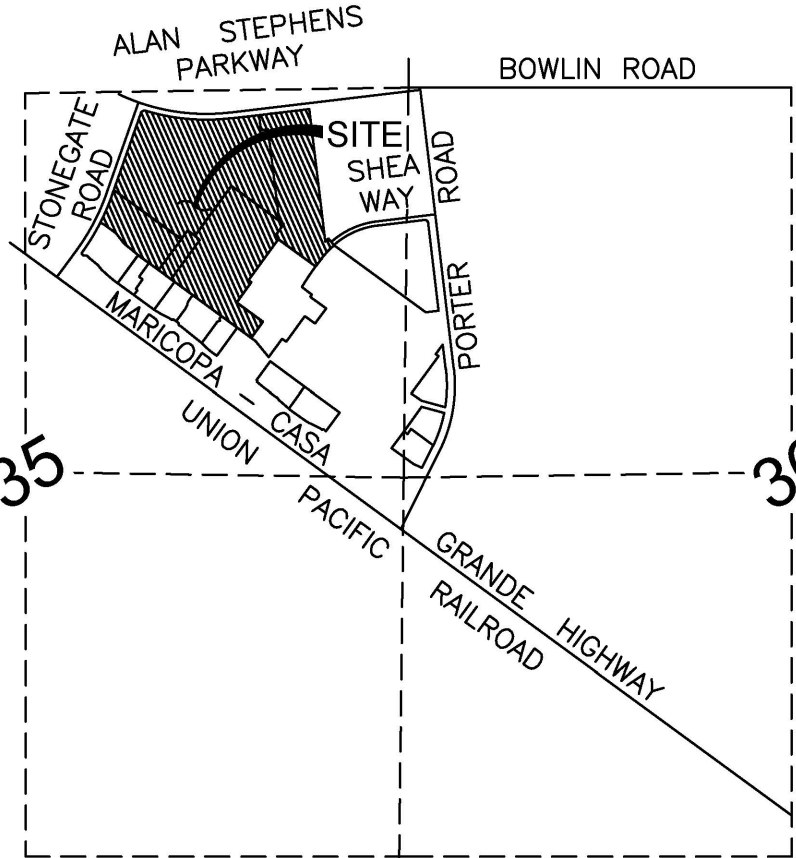
"REPLAT OF LOTS 16A, 17 AND 18 OF MARICOPA POWER CENTER THE WELLS"
A REPLAT OF LOT 16A, "REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS", AS RECORDED IN FEE #2022-123944, PCR, LOT 17, "MARICOPA POWER CENTER THE WELLS", AS RECORDED IN CABINET H, SLIDE 053, PCR AND LOT 18, "REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS" AS RECORDED IN FEE #2019-038034, PCR, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

ENGINEER

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SURVEYOR

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- 1 COVER SHEET, NOTES AND CERTIFICATIONS
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BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS PROJECT IS THE MONUMENTED CENTERLINE OF PORTER ROAD AS SHOWN ON THE REPLAT OF LOTS 18 AND 19 OF MARICOPA POWER CENTER THE WELLS. ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2011-052634, SAID LINE BEARS S06°50'47"E.

CITY OF MARICOPA NOTES

1. 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.
2. STORM WATER RETENTION/DETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET, AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
5. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
6. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE AND STANDARDS AS AMENDED.
7. ALL IMPROVEMENTS SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE.
8. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
9. NO TREES ARE PERMITTED WITHIN THE SIGHT DISTANCE REQUIREMENT EASEMENTS, AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED 24" IN HEIGHT WITHIN THE SIGHT DISTANCE REQUIREMENT EASEMENTS.
10. A 1/2 INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PROPERTY CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
11. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE ADJACENT PROPERTY OWNER, OR THE PROPERTY MANAGEMENT ASSOCIATION AND SHALL BE REPLACED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
12. THE MAINTENANCE OF ALL LANDSCAPING, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OWNER OR PROPERTY MANAGEMENT.
13. THE MAINTENANCE AND OPERATING COSTS OF ALL STREET LIGHTS, INCLUDING THOSE WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROPERTY, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PARCEL OR PROPERTY MANAGEMENT.

ZONING NOTE

LOTS 16D, 16E, 17A, 17B AND 18D ARE CURRENTLY ZONED: CI-1 (PAD24-03 - LIGHT INDUSTRIAL & WAREHOUSE)
LOT 18C IS CURRENTLY ZONED: RH (HIGH DENSITY RESIDENTIAL)

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR
CITY OF MARICOPA, ARIZONA

DATE

CITY ENGINEER
CITY OF MARICOPA, ARIZONA

DATE

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

THIS ____ DAY OF _____, 2025.

BY: _____
MAYOR

DATE

ATTEST: _____
CITY CLERK

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2025; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADOPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN EARL SEARAN
RLS #54120

09/11/2025
DATE



CONVEYANCE & DEDICATION STATEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:

THAT MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CAPDEVLO60, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY AND A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, AS OWNERS, DO HEREBY PUBLISH THIS FINAL PLAT FOR "REPLAT OF LOTS 16A, 17 AND 18 OF MARICOPA POWER CENTER THE WELLS", BEING A REPLAT OF LOT 16A, "REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS", AS RECORDED IN FEE #2022-123944, PCR, LOT 17, "MARICOPA POWER CENTER THE WELLS", AS RECORDED IN CABINET H, SLIDE 053, PCR AND LOT 18, "REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS" AS RECORDED IN FEE #2019-038034, PCR, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS "REPLAT OF LOTS 16A, 17 AND 18 OF MARICOPA POWER CENTER THE WELLS", 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 EACH RESPECTIVELY ON SAID PLAT.

THAT MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CAPDEVLO60, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY AND A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, ARE THE OWNERS OF FEE TITLE IN: THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THAT MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, CAPDEVLO60, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY AND A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, AS OWNERS HEREBY WARRANT TO THE CITY OF MARICOPA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

IN WITNESS WHEREOF:

MARICOPA WELLS VILLAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2025.

BY: _____
MATT RINZLER, MANAGER MEMBER

CAPDEVLO60, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2025.

BY: _____
WILL STOUT, AUTHORIZED SIGNATORY

MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2025.

BY: _____
TAJINDER JIT SINGH, PRESIDENT

BRSD DIVERSIFIED, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2025.

BY: _____
PHILIPPE MARTINET, AUTHORIZED SIGNATORY

A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS ____ DAY OF _____, 2025.

BY: _____
LAURA NEWCOMB, FOUNDER

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED MATT RINZLER WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE MANAGER MEMBER OF MARICOPA WELLS VILLA, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC EXPIRES

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON THIS ____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED WILL STOUT WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED SIGNATORY OF CAPDEVLO60, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF PIMA)

ON THIS ____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED TAJINDER JIT SINGH WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE PRESIDENT OF MARICOPA HOSPITALITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED PHILIPPE MARTINET WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE AUTHORIZED SIGNATORY OF BRSD DIVERSIFIED, 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 EXPIRES

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF PINAL)

ON THIS ____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED LAURA NEWCOMB WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE FOUNDER OF A+ CHARTER SCHOOLS, AN ARIZONA NONPROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

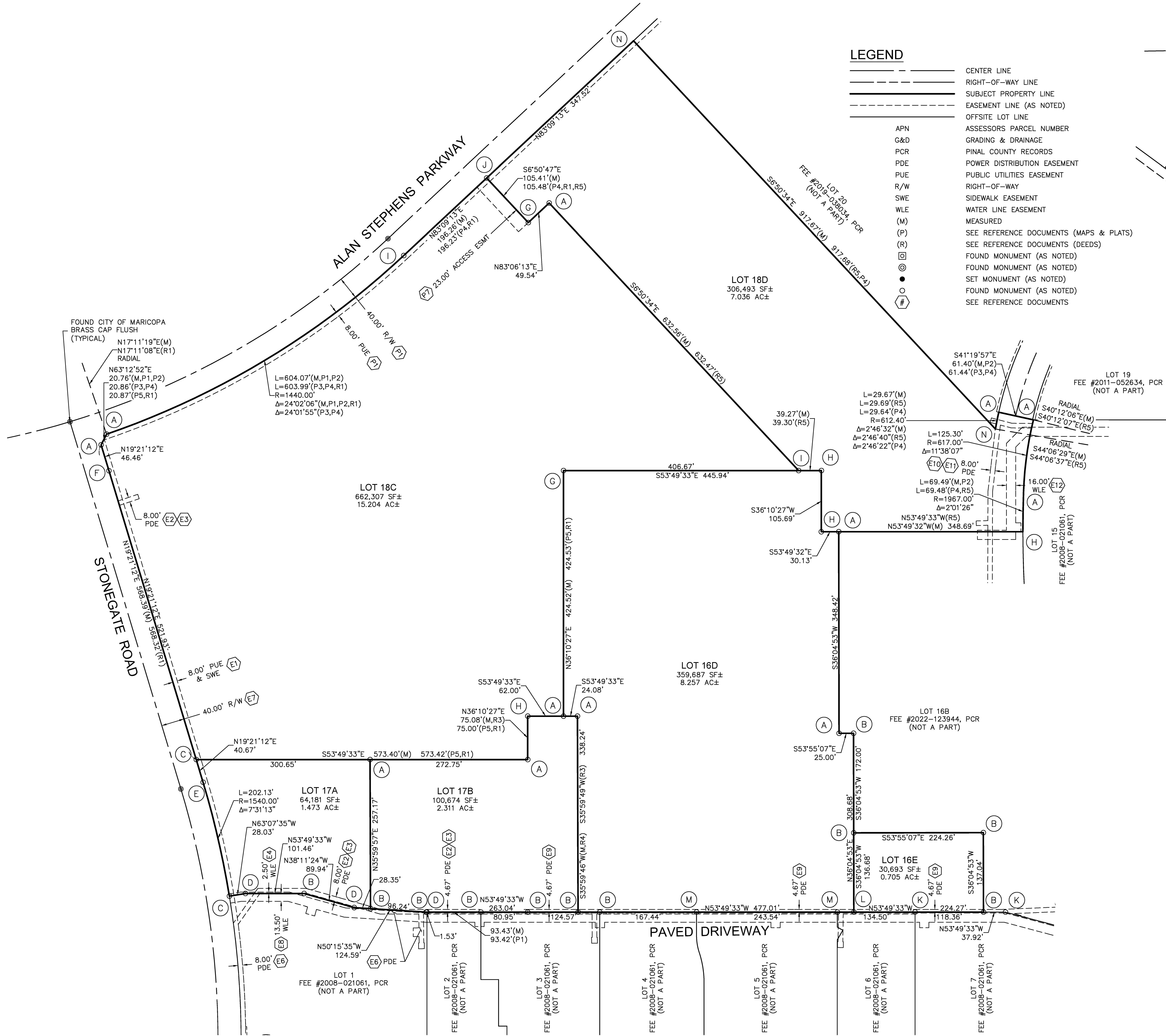
NOTARY PUBLIC EXPIRES

REVISIONS

"REPLAT OF LOTS 16A, 17 AND 18 OF MARICOPA POWER CENTER THE WELLS"
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

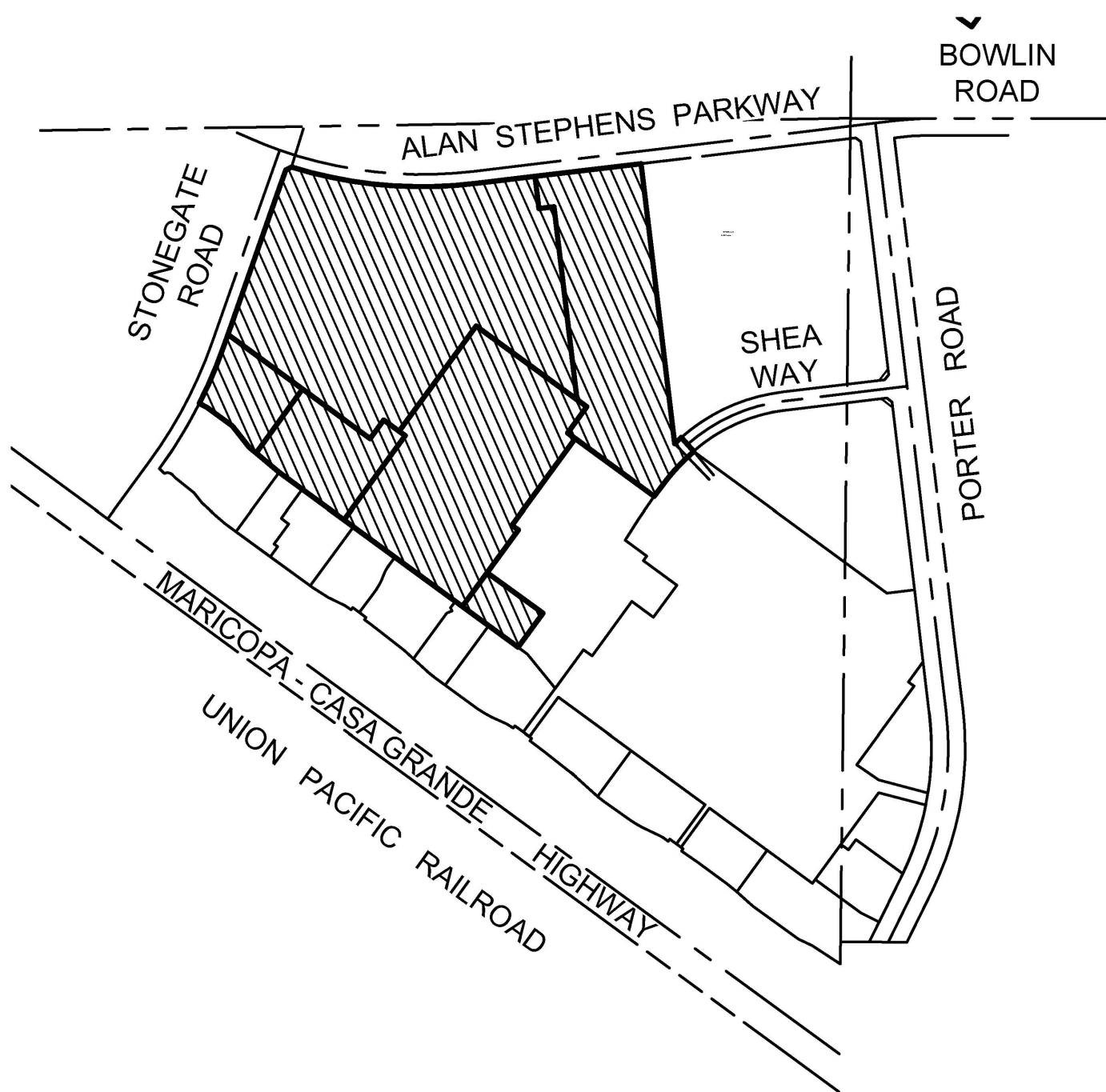
PROJECT NO: OLLS-25037
DRAWING DATE: 09/11/2025
DRAWN BY: BES
CHECKED BY: BES
DRAWING SCALE: AS NOTED
DRAWING FILE: 25037_FPT 20250909

FP1



LEGEND

—	CENTER LINE
- - -	RIGHT-OF-WAY LINE
---	SUBJECT PROPERTY LINE
- . -	EASEMENT LINE (AS NOTED)
- - -	OFFSITE LOT LINE
APN	ASSESSORS PARCEL NUMBER
G&D	GRADING & DRAINAGE
PCR	PINAL COUNTY RECORDS
PDE	POWER DISTRIBUTION EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
(M)	MEASURED
(P)	SEE REFERENCE DOCUMENTS (MAPS & PLATS)
(R)	SEE REFERENCE DOCUMENTS (DEEDS)
⊠	FOUND MONUMENT (AS NOTED)
⊙	FOUND MONUMENT (AS NOTED)
●	SET MONUMENT (AS NOTED)
○	FOUND MONUMENT (AS NOTED)
#	SEE REFERENCE DOCUMENTS



MONUMENT INVENTORY

- (A) FOUND 1/2" REBAR W/ NO ID ACCEPTED AND SET CAP RLS 54120
- (B) FOUND PK NAIL W/ WASHER RLS 54120
- (C) FOUND CHISELED 'X'
- (D) FOUND PK NAIL W/ WASHER RLS 45377
- (E) FOUND 1/2" REBAR W/ ILLEGIBLE CAP
- (F) FOUND 1/2" REBAR W/ CAP RLS 45275
- (G) FOUND 1/2" REBAR W/ CAP RLS 42017
- (H) FOUND 1/2" REBAR W/ CAP RLS 54334
- (I) FOUND 1/2" REBAR W/ CAP RLS 58347
- (J) FOUND PK NAIL W/ ILLEGIBLE TAG
- (K) FOUND PK NAIL W/ TAG RLS 33315
- (L) FOUND PK NAIL W/ TAG RLS 50044
- (M) FOUND PK NAIL W/ NO ID
- (N) FOUND 1/2" REBAR W/ CAP RLS 31020

REVISIONS

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