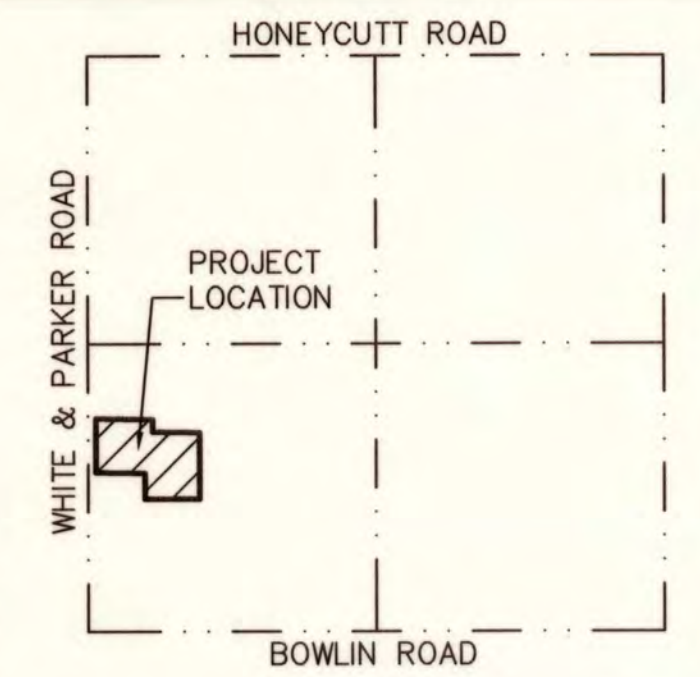


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S:\22000807 - LOCOCO STREET APARTMENTS DWG SURVEY\ALTA PLAT\22000807-BLOCK PLATING\SAVEDATE:9/29/2022 2:49 PM PLTDATE:10/6/2022 2:57 PM

**BLOCK PLAT
FOR
CITY OF MARICOPA COMPLEX**
A REPLAT OF
MAP OF DEDICATION FOR MARICOPA CITY COMPLEX FEE 2013-000598 PCR &
MAP OF DEDICATION FOR CITY OF MARICOPA LIBRARY FEE 2020-103909 PCR

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 30 TOWNSHIP 4 SOUTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
PINAL COUNTY, ARIZONA

N.T.S.
VICINITY MAP
SECTION 30, T.4S., R.4E.



TITLE REFERENCE

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. Z2241442-001-IMP-MB2 DATED MARCH 7, 2022.

ATWELL LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE COMMITMENT OF TITLE REPORT AND SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS LISTED HEREON. ATWELL LLC AND JAMES G. SPRING (PLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION (FROM TITLE REPORT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH TAG MARKED 35325 ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 30, FROM WHICH A REBAR ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS NORTH 00 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF 2,679.62 FEET;

THENCE ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF 2,009.72 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 55 MINUTES 05 SECONDS EAST, A DISTANCE OF 2625.58 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 08 SECONDS 08 WEST, A DISTANCE OF 1,591.92 FEET OF SAID SOUTHWEST QUARTER; CORRECTION TO LEGAL

THENCE ALONG SAID EAST LINE NORTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 227.01 FEET OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS WEST, A DISTANCE OF 404.03 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 49.00 FEET TO THE WEST LINE OF THE EAST 276.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 31;

THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 276.01 FEET TO THE SOUTH LINE OF THE NORTH 276.00 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 31;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 276.01 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST, A DISTANCE OF 176.17 FEET;

THENCE LEAVING SAID EAST LINE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF 2,627.85 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF 477.97 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART THEREOF DESCRIBED IN RECORD OF SURVEY RECORDED IN DOCUMENT NO. 2013-598 AND RECORDED IN DOCUMENT NO. 2020-103909

EXCEPT 1/2 INTEREST ALL OIL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 118, PAGE 588

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.
- PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NOT TREES ARE ALLOWED
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT

GROSS LAND AREA

GROSS LAND AREA AS-SURVEYED PARCEL = 111.226 ACRES± AND/OR 4,845,014 SQUARE FEET±

FLOOD ZONE STATEMENT

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS (FIRM), NUMBERS 0402100765F, EFFECTIVE 06/16/2014, AMENDED 01/09/2020 AND REFRESHED 10/2020. THE SITE IS LOCATED IN FLOOD HAZARD ZONES "AE." FLOOD HAZARD ZONE "AE" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED."

CHANNEL MAINTENANCE

THE CITY OF MARICOPA SHALL MAINTAIN THE FLOOD PLAIN CHANNELS AND IMPROVEMENTS LOCATED THEREON WITHIN THE "BLOCK PLAT FOR CITY OF MARICOPA". IMPROVEMENTS LOCATED THEREON, SHALL BE MAINTAINED IN GOOD CONDITION AND REPAIR AT ALL TIMES. NO OWNER, RESIDENT OR OTHER PERSON SHALL CONSTRUCT OR INSTALL ANY IMPROVEMENTS WITHIN THE CHANNEL EASEMENT OR ALTER, MODIFY OR REMOVE ANY IMPROVEMENTS SITUATED ON THE CHANNEL EASEMENTS. NO OWNER, RESIDENT OR OTHER PERSON SHALL OBSTRUCT OR INTERFERE WITH THE CITY IN THE PERFORMANCE OF THE CITY'S MANAGEMENT, OPERATION OR MAINTENANCE OF THE CHANNEL EASEMENTS. NO OWNER, RESIDENT OR OTHER PERSON SHALL PLACE LITTER INCLUDING GARBAGE, LANDSCAPE DEBRIS AND ALL OTHER FORMS OF REFUSE AND OTHER MATERIALS ON THE CHANNEL EASEMENT. NO OWNER, RESIDENT OR OTHER PERSON ARE PERMITTED TO USE NON-AUTHORIZED VEHICLES WITHIN THE EASEMENT. NO OWNER, RESIDENT OR OTHER PERSON SHALL CAUSE ANY DISTURBANCE INCLUDING THE SLOPES WITHOUT THE PERMISSION OF THE CITY.

DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY PUBLISHES THIS BLOCK PLAT FOR MARICOPA CITY COMPLEX, LYING WITHIN A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN HEREON AND HEREBY DECLARES THAT THIS BLOCK PLAT SETS FORTH LOCATION AND GIVES THE DIMENSION OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING SAME. EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY. THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES THE STREETS SHOWN ON SAID PLAT TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND ALL UTILITIES. THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES THE EASEMENTS TO THE PUBLIC FOR THE PURPOSES SHOWN HEREON. SAID EASEMENT ARE DEDICATED AS SHOWN ON THE MAP.

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, IS THE OWNER OF FEE TITLE TO THE FOLLOWING PROPERTY, AND IS THE ONLY PARTY HAVING AN INTEREST IN THE FOLLOWING PROPERTY: (A) THE PROPERTY BEING DEDICATED ON THE MAP FOR ROADWAY PURPOSES; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS MAP TO THE PUBLIC. THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTER OF RECORD.

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES A 25 FOOT WIDE RIGHT-OF-WAY FOR LOCOCO STREET.

IN WITNESS WHEREOF: THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS AMP BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 14TH DAY OF NOVEMBER, 2022

OWNER: THE CITY OF MARICOPA, A MUNICIPAL CORPORATION

BY: Vanessa Brown
ITS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF PINAL)

ON THIS 14TH DAY OF NOVEMBER 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RICKY HORST 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.

BY: Vanessa Brown 11/14/2022
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

DEVELOPER

LINCOLN AVENUE CAPITAL
401 WILSHIRE BLVD, STE 1070
SANTA MONICA, CA 90401
PHONE: (424) 222-8253
CONTACT: MATTHEW KLEIN

CIVIL ENGINEER

ATWELL
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE, AZ 85251
PHONE: (480) 218-8831
CONTACT: RAMZI GEORGES, P.E.

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T4S, R4E BEING S00°18'48"W WITH A DISTANCE OF 2679.85 FEET.

BENCHMARK

BENCHMARK DATUM: (NAVD 88)
HORIZONTAL LOCATION=W 1/4 SECTION 30, T4S, R4E
ELEVATION = 1192.29'

APPROVED:

PC 11/3/2022
DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, AZ

APPROVED:

Edward Sanchez 11/3/2022
CITY ENGINEER DATE
CITY OF MARICOPA, AZ

APPROVED:

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, AZ THIS 18TH DAY OF ~~NOVEMBER~~ OCTOBER, 20 22

BY: Mary Smith 11/9/2022
MAYOR DATE

ATTEST: Vanessa Brown 11/14/2022
CITY CLERK DATE

SURVEYOR'S 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.

Thomas E. Granillo 09-29-22
REGISTERED LAND SURVEYOR DATE
THOMAS E. GRANILLO, RLS 55545
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE, AZ 85251

NOTE:

A.R.S. § 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.



COUNTY: PINAL
SECTION: 30
TOWNSHIP: 4 SOUTH
RANGE: 4 EAST

BLOCK PLAT
MARICOPA CITY COMPLEX
PINAL COUNTY, ARIZONA

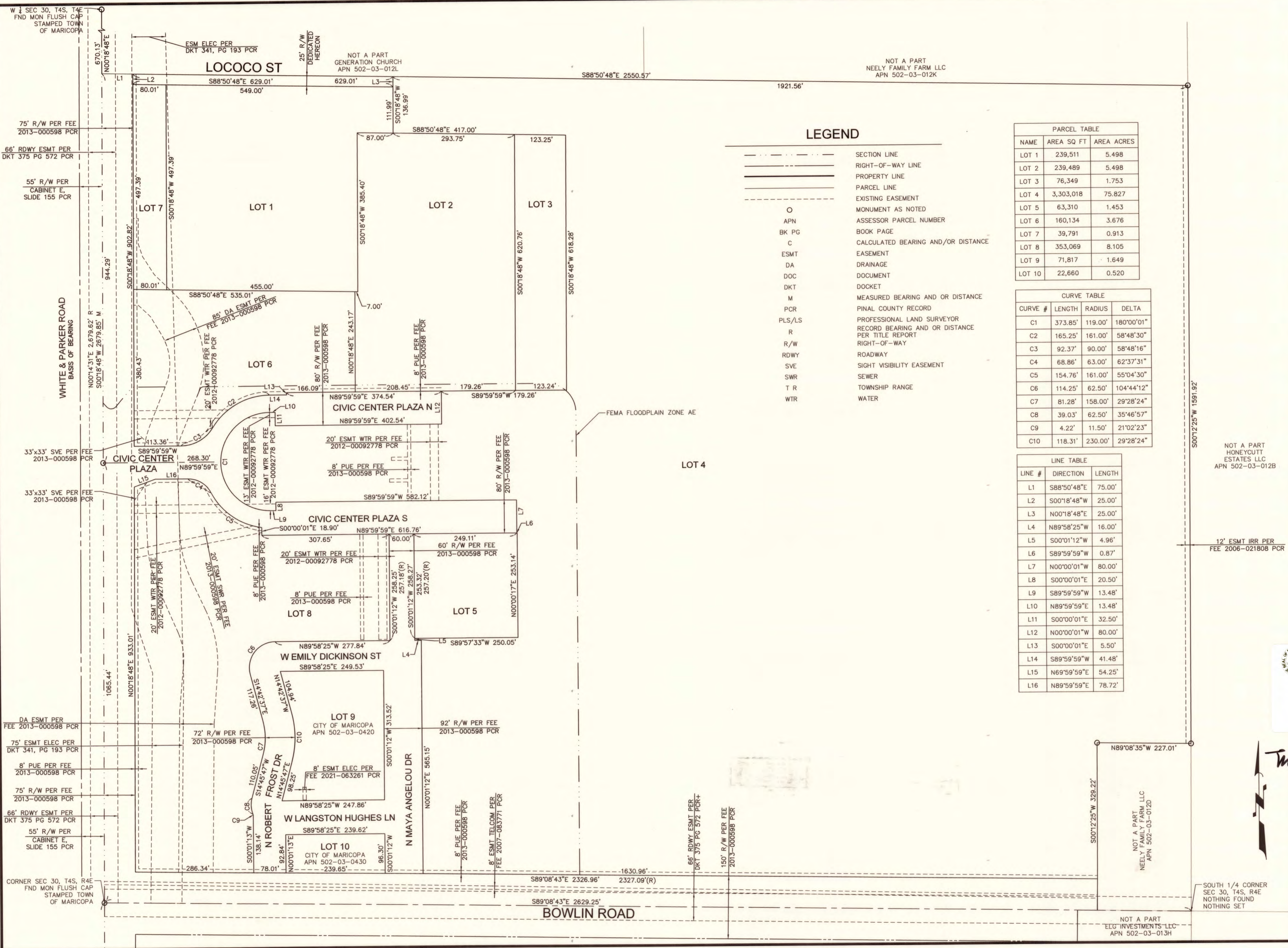
SEPTEMBER 2022

OFFICIAL RECORDS
PINAL COUNTY RECORDS
Dana Lewis
DATE/TIME: 11/15/2022
FEE: \$24.00
PAGES: 1
FEE NUMBER: 2022-115633
1 of 2

REVISIONS:
Thomas E. Granillo
THOMAS E. GRANILLO
REGISTERED LAND SURVEYOR
ARIZONA, U.S.A.

PM: TEG
DR: TD
JOB NO.
22000807
SCALE 0
22000807-BLOCK PLATING
SHEET NO.
1 OF 2

S:\2200807 - LOCOCO STREET APARTMENTS\DWG\SURVEY\ALTA\PLAT\2200807-BLOCK PLATING.DWG, SAVE DATE: 9/29/2022 2:49 PM, PLOT DATE: 10/6/2022 2:56 PM
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LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PARCEL LINE
- EXISTING EASEMENT
- MONUMENT AS NOTED
- ASSESSOR PARCEL NUMBER
- BOOK PAGE
- CALCULATED BEARING AND/OR DISTANCE
- EASEMENT
- DRAINAGE
- DOCUMENT
- DOCKET
- MEASURED BEARING AND OR DISTANCE
- PINAL COUNTY RECORD
- PROFESSIONAL LAND SURVEYOR
- RECORD BEARING AND OR DISTANCE
- PER TITLE REPORT
- RIGHT-OF-WAY
- ROADWAY
- SIGHT VISIBILITY EASEMENT
- SEWER
- TOWNSHIP RANGE
- WATER

PARCEL TABLE		
NAME	AREA SQ FT	AREA ACRES
LOT 1	239,511	5.498
LOT 2	239,489	5.498
LOT 3	76,349	1.753
LOT 4	3,303,018	75.827
LOT 5	63,310	1.453
LOT 6	160,134	3.676
LOT 7	39,791	0.913
LOT 8	353,069	8.105
LOT 9	71,817	1.649
LOT 10	22,660	0.520

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	373.85'	119.00'	180°00'01"
C2	165.25'	161.00'	58°48'30"
C3	92.37'	90.00'	58°48'16"
C4	68.86'	63.00'	62°37'31"
C5	154.76'	161.00'	55°04'30"
C6	114.25'	62.50'	104°44'12"
C7	81.28'	158.00'	29°28'24"
C8	39.03'	62.50'	35°46'57"
C9	4.22'	11.50'	21°02'23"
C10	118.31'	230.00'	29°28'24"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°50'48"E	75.00'
L2	S00°18'48"W	25.00'
L3	N00°18'48"E	25.00'
L4	N89°58'25"W	16.00'
L5	S00°01'12"W	4.96'
L6	S89°59'59"W	0.87'
L7	N00°00'01"W	80.00'
L8	S00°00'01"E	20.50'
L9	S89°59'59"W	13.48'
L10	N89°59'59"E	13.48'
L11	S00°00'01"E	32.50'
L12	N00°00'01"W	80.00'
L13	S00°00'01"E	5.50'
L14	S89°59'59"W	41.48'
L15	N69°59'59"E	54.25'
L16	N89°59'59"E	78.72'

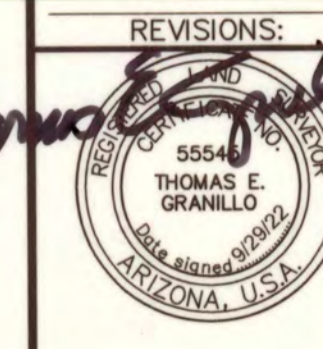


COUNTY: PINAL
SECTION: 30
TOWNSHIP: 4 SOUTH
RANGE: 4 EAST

BLOCK PLAT
MARICOPA CITY COMPLEX
PINAL COUNTY, ARIZONA

SEPTEMBER 2022

OFFICIAL RECORDS & PINAL COUNTY RECORDER
Dana Lewis
DATE/TIME: 11/15/2022 1:11
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PAGES: 1
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REVISIONS:
PM. TEG
DR. TD
JOB NO. 22000807

SCALE 0 50 100
1" = 100' FEET

22000807-BLOCK PLATING
SHEET NO. 2 OF 2