

FINAL PLAT
FOR
HERITAGE CHARTER SCHOOL
A RE-PLAT OF LOTS 4 & 5 OF "THE CROSSING AT MARICOPA"
PORTION OF APN 512-42-724, 725, & 726, MARICOPA, AZ. 85138
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT OUR LADY OF GRACE ROMAN CATHOLIC PARISH – MARICOPA, AN ARIZONA NON-PROFIT CORPORATION AND HERITAGE ACADEMY INC., AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS DO HEREBY PUBLISH THIS FINAL PLAT FOR "HERITAGE CHARTER SCHOOL" OVER A PORTION OF SECTION 25, 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 AS, AND FOR, THE PLAT OF SAID "HERITAGE CHARTER SCHOOL" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

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.

A CROSS DRAINAGE AGREEMENT BETWEEN OUR LADY OF GRACE ROMAN CATHOLIC PARISH AND HERITAGE ACADEMY INC. FOR THE USE OF THE RETENTION BASIN LOCATED ON TRACT "D" OF THE CROSSING AT MARICOPA PER DOC. 2016-044010 P.C.R.

A CROSS ACCESS AGREEMENT BETWEEN OUR LADY OF GRACE ROMAN CATHOLIC PARISH AND HERITAGE ACADEMY INC. FOR THE USE OF AN ACCESS ROAD FROM HERITAGE ACADEMY'S PROPERTY THROUGH THE OUR LADY OF GRACE ROMAN CATHOLIC PARISH OWNED PARCEL. SAID ROAD SHALL MEET ALL CITY OF MARICOPA'S STANDARD FOR A FIRE ACCESS LANE. FINAL LAYOUT SHALL BE DETERMINED BASED ON BUILD-OUT OF PROPERTY.

IN WITNESS WHEREOF: OUR LADY OF GRACE ROMAN CATHOLIC PARISH – MARICOPA, AN ARIZONA NON-PROFIT CORPORATION AND HERITAGE ACADEMY INC., AN ARIZONA NON-PROFIT CORPORATION, AS OWNERS, HAVE HEREUNDER CAUSED THIER COMPANY NAMES TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED THIS ____ DAY OF _____, 20 ____.

BY: OUR LADY OF GRACE ROMAN CATHOLIC PARISH – MARICOPA, AN ARIZONA NON-PROFIT CORPORATION

BY: _____

KEN LEPPER, AUTHORIZED AGENT

ITS: _____

BY: HERITAGE ACADEMY, INC., AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGEMENT (OUR LADY OF GRACE ROMAN CATHOLIC PARISH - MARICOPA):

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 THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES: _____, 20 ____

ACKNOWLEDGEMENT (HERITAGE ACADEMY):

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 THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES: _____, 20 ____

LEINHOLDER RATIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. 2016-003962, RECORDS OF PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS ____ DAY OF _____, 20 ____.

ACKNOWLEDGEMENT (LEINHOLDER):

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 THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES: _____, 20 ____

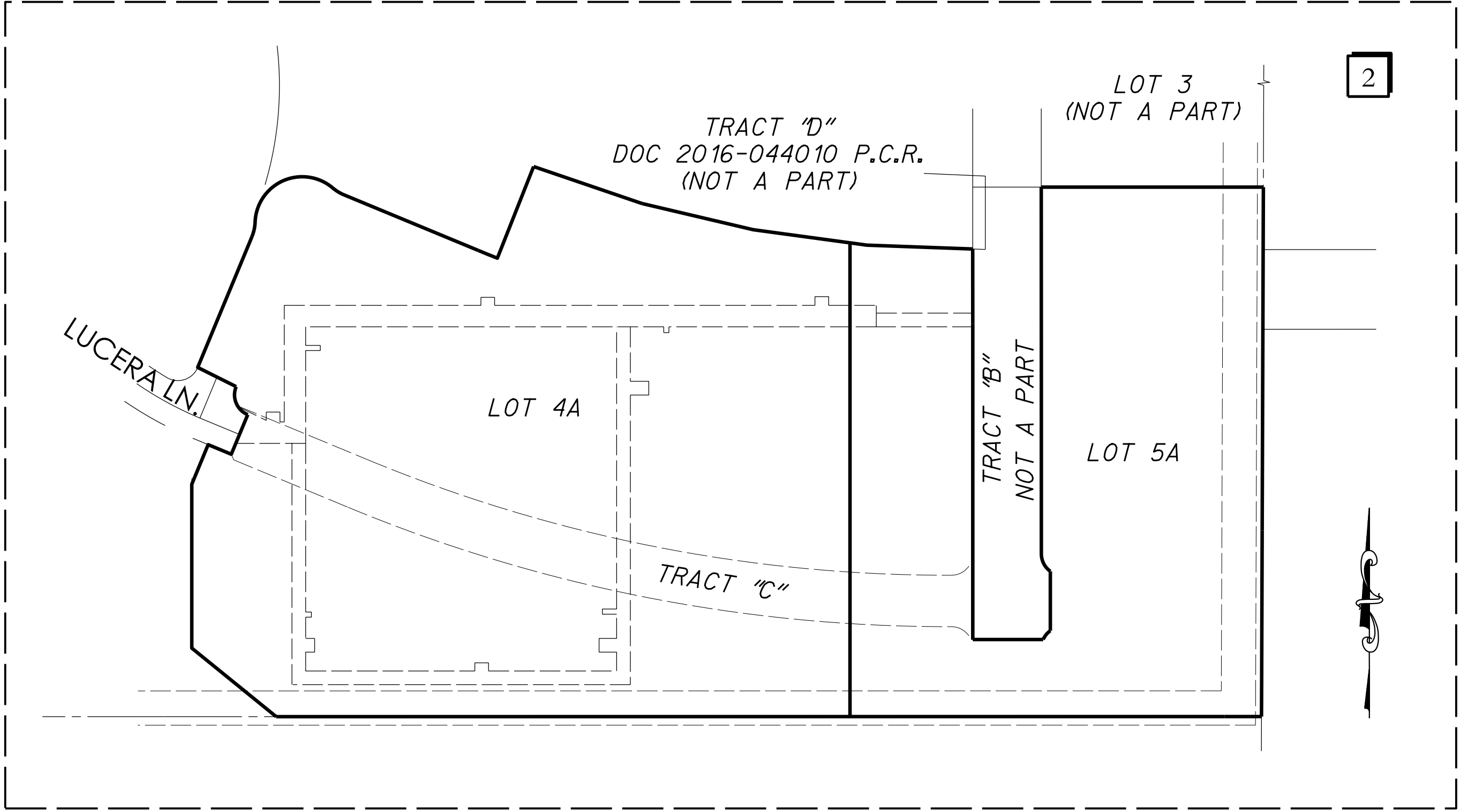
NOTES:

1. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

2. 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.

3. 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. NO TREES ARE ALLOWED.

4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.



SHEET LEGEND

2 PLAT SHEET

INDEX MAP
N.T.S.

OWNER:

OUR LADY OF GRACE ROMAN CATHOLIC PARISH – MARICOPA
18700 N SAINT GABRIEL WAY
MARICOPA, ARIZONA 85138

CONTACT: KEN LEPPER
PHONE: (832) 725-5541
EMAIL: KGLMAILAZ@GMAIL.COM

DEVELOPER:

HERITAGE ACADEMY
32 SOUTH CENTER
MESA, ARIZONA 85210

CONTACT: JARED TAYLOR
PHONE: (480) 969-5641
EMAIL: JTAYLOR@HERITAGEACADEMYAZ.COM

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

LEGAL DESCRIPTION:

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

LOTS 4 AND 5, INCLUSIVE, AND TRACTS A, B, C AND D, INCLUSIVE, OF THE CROSSING AT MARICOPA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN RECORDING NO. 2016-044010.

RECORD DOCUMENTS:

(R) "THE CROSSING AT MARICOPA" AS RECORDED PER FEE NO. 2016-044010 P.C.R.

(R1) "GLENNWILDE PARCEL 17 REPLAT" AS RECORDED PER FEE NO. 2009-117628 & 2011-093070 P.C.R.

AREA:

OVERALL GROSS AREA: 679,982 SQUARE FEET OR 15.610 ACRES

LOT 4A NET AREA: 435,607 SQUARE FEET OR 10,000 ACRES
LOT 5A NET AREA: 244,375 SQUARE FEET OR 5.610 ACRES

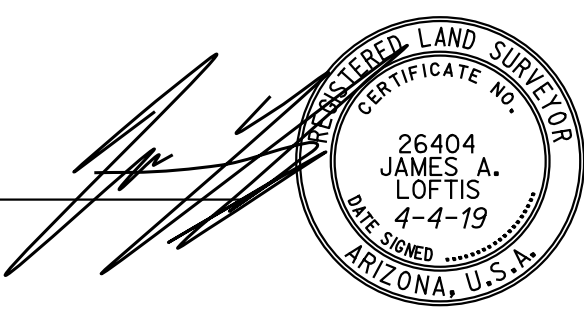
CERTIFICATE OF ASSURED WATER SUPPLY:

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER – SANTA CRUZ WATER COMPANY, LLC WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY _____ A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS RE-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.

JAMES A. LOFTIS, R.L.S.
ARIZONA NO. 26404
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251



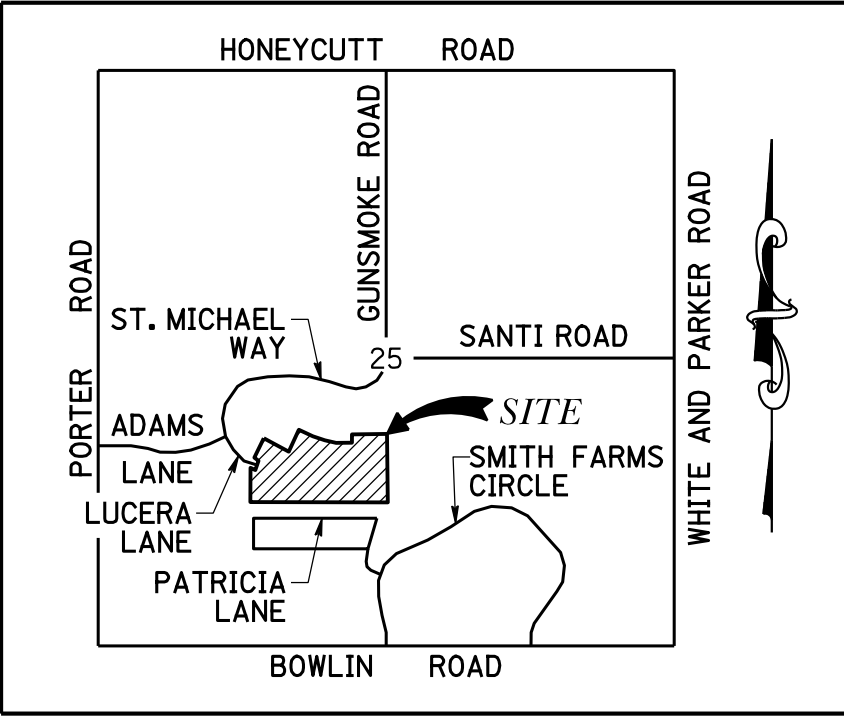
RECORDING:

STATE OF ARIZONA }
COUNTY OF PINAL } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT IS FILED AT THE REQUEST OF _____ ON THIS ____ DAY OF _____, 20 ____ , IN BOOK ____ OF MAPS AND PLATS AT PAGE ____ THEREOF AT _____

VIRGINIA ROSS
PINAL COUNTY RECORDER

BY: _____ DEPUTY



VICINITY MAP
N.T.S.

OWNER:

OUR LADY OF GRACE ROMAN CATHOLIC PARISH – MARICOPA
18700 N SAINT GABRIEL WAY
MARICOPA, ARIZONA 85138

CONTACT: KEN LEPPER
PHONE: (832) 725-5541
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DEVELOPER:

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MESA, ARIZONA 85210

CONTACT: JARED TAYLOR
PHONE: (480) 969-5641
EMAIL: JTAYLOR@HERITAGEACADEMYAZ.COM

ENGINEER:

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6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: DANIEL G. MANN, P.E.
PHONE: (602) 334-4387
EMAIL: DAN@3ENGINEERING.COM

ADDRESS:

PORTION OF APN 512-42-724, 725, & 726, MARICOPA, AZ. 85138

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JAMES A. LOFTIS
PHONE: (602) 334-4387

BASIS OF BEARING:

THE BASIS OF BEARING IS THE EAST LINE OF LOT 2 OF THE FINAL PLAT FOR GLENNWILDE PARCEL 17 REPLAT, BEARS N 00°11'58"E PER INSTRUMENT NO. 2009-117628, PINAL COUNTY RECORDS.

CERTIFICATIONS AND APPROVAL

APPROVED: _____

DEVELOPMENT SERVICES DIRECTOR
CITY OF MARICOPA, ARIZONA

APPROVED: _____

CITY ENGINEER
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 _____

FINAL PLAT
FOR
HERITAGE CHARTER SCHOOL

300engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DRAWN BY: E. HANNEN

PROJECT NO.
1692

DATE: 04/04/19

SHEET NO.
FP01
1 of 2

TRACT "L1"
DOC 2014-007314 P.C.R.
(NOT A PART)

APN 510-71-015E
GLENWILDE HOMEOWNERS
ASSOCIATION
ZONING: CR-3

LUCERA LN.

APN 510-71-015E
GLENWILDE HOMEOWNERS
ASSOCIATION
ZONING: CR-3

APN 512-42-7260
OUR LADY OF GRACE ROMAN CATHOLIC
PARISH-MARICOPA
ZONING: CR-3

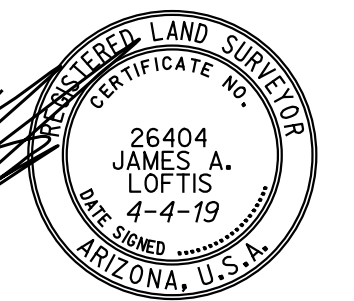
TRACT "D"
DOC 2016-044010 P.C.R.
(NOT A PART)

LOT 3
(NOT A PART)

SMITH FARMS PARCEL 7
FEE NO. 2005-067558
ZONING: CR-3

APN 512-39-627B
DESERT PASSAGE COMMUNITY
ASSOCIATION
ZONING: CR-3

APN 512-39-6280
KB HOME PHOENIX INC
ZONING: CR-3



SCALE: 1"= 50'
0' 25' 50' 100'

LEGEND:

●	BRASS CAP - AS NOTED	R/W	RIGHT-OF-WAY
○	FOUND/SET MONUMENT - AS NOTED	DKT.	DOCKET
—	SUBDIVISION BOUNDARY	DOC.	DOCUMENT
---	MONUMENT LINE	RLS	REGISTERED LAND SURVEYOR
---	EXISTING R/W LINE	A.P.N.	ASSESSOR PARCEL NUMBER
---	ADJACENT PARCEL LINE	(M)	MEASURED
---	EXISTING EASEMENT LINE	(R)	RECORD PER FEE NO. 2016-044010 P.C.R.
---	PROPOSED EASEMENT LINE	(R1)	RECORD PER FEE NO. 2009-117628 & 2011-093070 P.C.R.
---	TIE LINE	(C)	CALCULATED
P.C.R.	PINAL COUNTY RECORDER	FD.	FOUND
P.U.E.	PUBLIC UTILITY EASEMENT	W.E.	WATERLINE EASEMENT DEDICATED PER THIS PLAT
V.N.A.E.	VEHICULAR NO ACCESS EASEMENT	W.S.E.	WATERLINE AND SEWER LINE EASEMENT DEDICATED PER THIS PLAT

SMITH FARMS PARCEL 1
PLAT MAP CABINET F, SLIDE 080
ZONING: CR-3

CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	34°41'26"	25.00'	15.14'	N50°09'15"W	14.91'

LINE	BEARING	DISTANCE
L1	S00°00'15"E	16.00'
L2	N90°00'00"W	112.56'
L3	N00°00'00"W	16.00'
L4	N90°00'00"E	112.56'
L5	N90°00'00"W	242.00'
L6	S00°00'00"E	6.76'
L7	N90°00'00"W	6.00'
L8	N00°00'00"W	6.76'
L9	N90°00'00"W	418.00'
L10	S00°00'00"E	21.67'
L11	N90°00'00"E	17.13'
L12	S00°00'00"E	6.00'
L13	N90°00'00"W	17.13'
L14	S00°00'00"E	108.31'
L15	N90°00'00"W	81.46'
L16	N22°30'29"E	36.28'
L17	S63°53'16"E	36.81'
L18	N00°00'00"W	9.63'
L19	N90°00'00"E	16.00'
L20	S00°00'00"E	11.49'

LINE	BEARING	DISTANCE
L21	N90°00'00"E	4.96'
L22	N00°00'00"W	135.98'
L23	N90°00'00"E	229.61'
L24	N00°00'00"W	9.50'
L25	N90°00'00"E	16.00'
L26	S00°00'00"E	9.50'
L27	N90°00'00"E	373.74'
L28	N00°00'00"W	10.23'
L29	N90°00'00"E	16.00'
L30	S00°00'00"E	10.23'
L31	N90°00'00"E	55.65'
L32	S00°00'00"E	25.00'
L33	S00°00'00"E	63.58'
L34	N90°00'00"E	21.50'
L35	S00°00'00"E	16.00'
L36	N90°00'00"W	21.50'
L37	S00°00'00"E	338.00'
L38	N90°00'00"W	394.00'
L39	N00°00'00"W	281.60'
L40	N90°00'00"E	16.00'

LINE	BEARING	DISTANCE
L41	S00°00'00"E	196.77'
L42	N90°00'00"E	6.75'
L43	S00°00'00"E	6.00'
L44	N90°00'00"W	6.75'
L45	S00°00'00"E	24.83'
L46	N90°00'00"E	10.50'
L47	S00°00'00"E	16.00'
L48	N90°00'00"W	10.50'
L49	S00°00'00"E	22.00'
L50	N00°00'00"E	197.50'
L51	N00°00'00"W	9.50'
L52	N90°00'00"E	16.00'
L53	S00°00'00"E	9.50'
L54	N90°00'00"E	149.50'
L55	N00°00'00"W	22.00'
L56	N90°00'00"W	20.50'
L57	N00°00'00"W	16.00'
L58	N90°00'00"E	20.50'
L59	N00°00'00"W	28.32'
L60	N90°00'00"W	16.75'

LINE	BEARING	DISTANCE
L61	N00°00'00"W	6.00'
L62	N90°00'00"E	16.75'
L63	N00°00'00"W	329.26'
L64	N90°00'00"E	16.00'

SW COR. SEC. 25
HOLE IN CONC.
(MONUMENT MISSING)

FINAL PLAT
FOR
HERITAGE CHARTER SCHOOL

3eengineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 334-4387
FAX: (480) 493-3230
WWW.3ENGINEERING.COM

DRAWN BY: E. HANNEN

PROJECT NO.
1692

DATE: 04/04/19

SHEET NO.
FP02
2 of 2