

FINAL PLAT REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS

"MARICOPA POWER CENTER THE WELLS" AS RECORDED IN CABINET H, SLIDE 053, PCR
AND LOCATED IN A PORTION OF SECTION 36, AND A PORTION OF SECTION 35,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

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GENERAL NOTES

- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING OVER 24 INCHES IN HEIGHT IS NOT ALLOWED WITHIN VISIBILITY EASEMENT. NO TREE ALLOWED WITHIN THE SITE VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6 FEET ABOVE GROUND. TREES SHALL BE PLACED NOT LESS THAN 8 FEET APART.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- CROSS ACCESS EASEMENTS WERE GRANTED ACROSS ALL LOTS SHOWN ON THIS PLAT FOR PRIVATE POTABLE WATER LINES, SANITARY SEWER LINES AND FIRE LINES; DRAINAGE; PEDESTRIAN ACCESS; VEHICULAR ACCESS; AND EMERGENCY VEHICULAR ACCESS AS MORE FULLY SET FORTH IN THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN FEE NUMBER 2008-080191, P.C.R. AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN FEE NUMBER 2008-080703, P.C.R. ACCORDING TO THE FINAL PLAT "MARICOPA POWER CENTER THE WELLS" RECORDED IN FEE NUMBER 2008-021061, P.C.R.
- 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.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.
- THIS SUBDIVISION IS SUBJECT TO "DEVELOPMENT AGREEMENT" RECORDED AS FEE #2007-051053, PINAL COUNTY RECORDS.
- INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION 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.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR AND LOCAL STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS 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.

BENCHMARK

COUNTY OF PINAL DATUM (NAVD88)
NORTH QUARTER CORNER, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST
G&SRM, BEING A FOUND REBAR WITHOUT CAP 1.0 FOOT DOWN

ELEVATION = 1188.43

BASIS OF BEARING

S44°35'57"E FROM A REBAR 1 FOOT DOWN, MARKING THE NORTH QUARTER CORNER OF SECTION 35, TO A BC STAMPED LS17548, MARKING THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

FEMA FLOOD CERTIFICATION

FLOOD ZONE CLASSIFICATION: ZONE X; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PINAL COUNTY, ARIZONA. MAP NUMBER 04021C0745F. EFFECTIVE JUNE 16, 2014.

ZONING NOTE

THIS SITE IS CURRENTLY ZONED (CI-1)
INDUSTRY AND WAREHOUSE PAD

MAX LOT COVERAGE: 40%
BUILDING HEIGHT = 35 FEET MAXIMUM
FRONT YARD SETBACK = 10 FEET
SIDE YARD SETBACKS = 10 FEET
REAR YARD SETBACK = 10 FEET EXCEPT AS PROVIDED IN SECTION 1709

SECTION 1709

- INDUSTRIAL BUFFER REQUIRED: WHERE INDUSTRY ADJOINS, FACES OR CONFRONTS RESIDENTIAL PROPERTY OR A MAJOR OR SECONDARY THOROUGHFARE, SUCH INDUSTRIAL USE SHALL PROVIDE A YARD OF NOT LESS THAN 10% OF THE LOT DEPTH OR WIDTH ON THE SIDE OR SIDES ABUTTING, FACING OR CONFRONTING SAID USES, BUT SUCH YARD NEED NOT EXCEED 50 FEET UNLESS A GREATER DEPTH OR WIDTH IS REQUIRED BY THE GENERAL SETBACK PROVISIONS OF THIS ORDINANCE, OR GENERAL OR SPECIAL SETBACK PROVISIONS OF ANY EXISTING SETBACK ORDINANCE. SUCH YARDS SHALL BE IMPROVED WITH ONE OR MORE OF THE FOLLOWING:
- LANDSCAPING
 - PARKING LOT, WHEREIN A MINIMUM WIDTH OF 10 FEET ALONG THE LOT LINE(S) CLOSEST TO THE RESIDENTIAL PROPERTY OR MAJOR OR SECONDARY THOROUGHFARE, SHALL BE LANDSCAPED; AND A DECORATE SCREENING DEVICE OF OPAQUE FENCING, WALLS, LANDSCAPED EARTH BERMS OR ANY COMBINATION THEREOF, SHALL BE INSTALLED BETWEEN THE LANDSCAPED AREA AND THE PARKING LOT, TO A MINIMUM HEIGHT OF 3 FEET.
 - RECREATIONAL SPACE FOR EMPLOYEES, WHEREIN A MINIMUM WIDTH OF 10 FEET ALONG THE LOT LINE(S) CLOSEST TO THE RESIDENTIAL PROPERTY OR MAJOR OR SECONDARY THOROUGHFARE, SHALL BE LANDSCAPED. DETACHED ACCESSORY BUILDINGS: REFER TO CURRENT CITY OF MARICOPA ZONING CODE.

OWNER INFORMATION

CAPDEV1060 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

SURVEYOR / ENGINEER

ALTA ARIZONA
SURVEY - ENGINEERING - GEOTECH
1800 W. BROADWAY ROAD, SUITE 5
(480) 656-1517

REFERENCE DOCUMENTS

- FEE #2014-075060, PCR
- CABINET H, SLIDE 053, PCR (R1)

PARENT PARCEL LEGAL DESCRIPTION:

LOT 16, 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 CABINET H, SLIDE 53, FEE #2008-021061 PCR.

LOT AREA:

GROSS AREA OF ORIGINAL LOT 16 = 668,824 SQ. FT. OR 15.354 ACRES
TOTAL AREA OF ORIGINAL LOT 16 = 668,824 SQ. FT. OR 15.354 ACRES

NET AREA OF NEW LOT 16A = 419,666 SQ. FT. OR 9.634 ACRES
NET AREA OF NEW LOT 16B = 148,372 SQ. FT. OR 3.406 ACRES
NET AREA OF NEW LOT 16C = 100,786 SQ. FT. OR 2.314 ACRE
TOTAL AREA OF NEW LOTS = 668,824 SQ. FT. OR 15.354 ACRES

(NOTE: AREAS HEREON ARE EXCLUSIVE OF ALL EXISTING AND PROPOSED RIGHTS-OF-WAY)

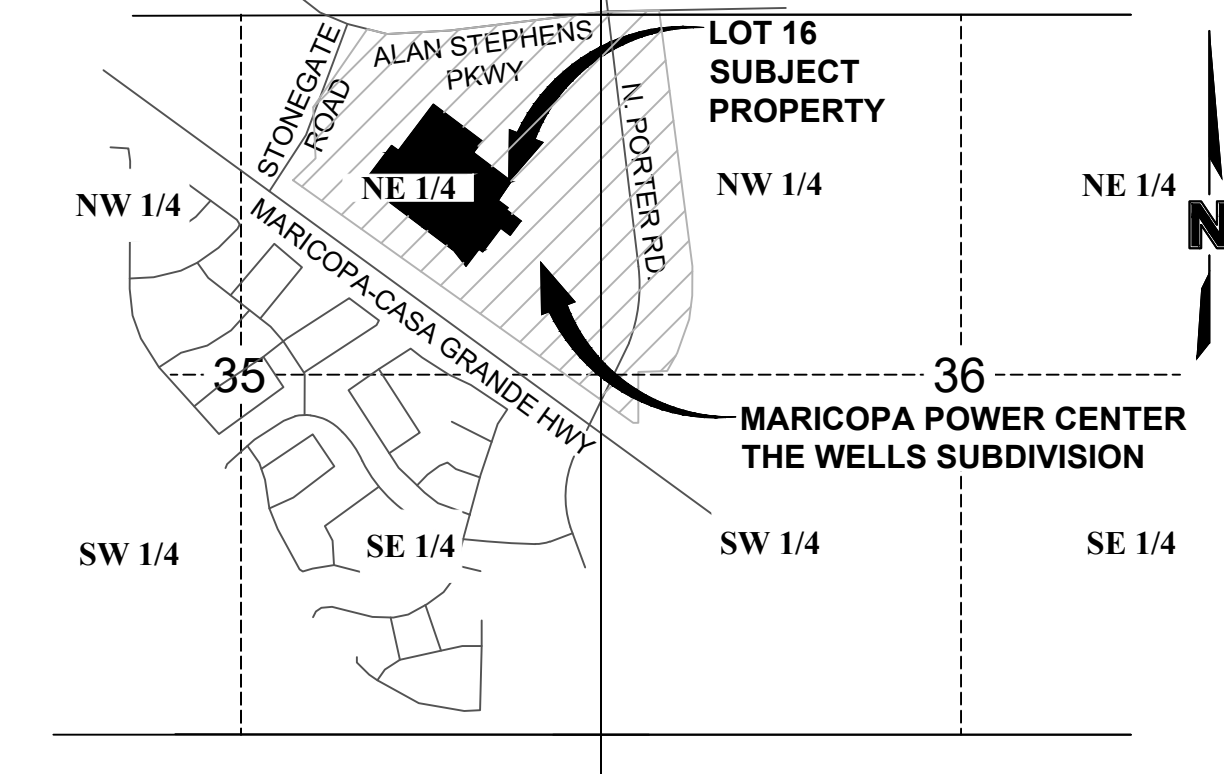
SECTION LOCATION MAP

T4S, R8E, G.&S.R.M.
ARIZONA, N.T.S.

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

VICINITY MAP

NOT TO SCALE
PART OF SECTION 35 & 36
T4S, R3E



CERTIFICATION

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER 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 SIGNED WILL SERVE LETTER A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

APPROVALS

CERTIFICATE OF DEVELOPMENT SERVICE DIRECTOR

APPROVED:

DIRECTOR, DEVELOPMENT SERVICES _____ DATE _____
CITY OF MARICOPA, ARIZONA

CERTIFICATE OF CITY ENGINEER

APPROVED

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

CERTIFICATE OF CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 2022.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

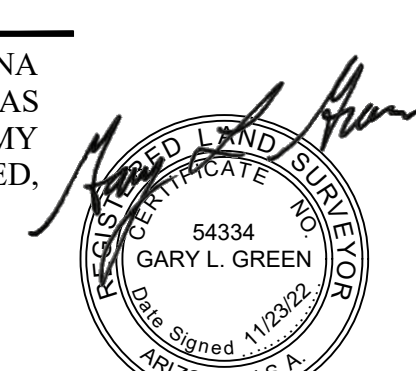
SURVEYOR'S NOTES:

- THIS SURVEY IS BASED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 06197858-128-CM, COMMITMENT DATE: SEPTEMBER 16, 2022, AMENDED SEPTEMBER 28, 2022, AMENDMENT NO. 4.
- ALL BEARINGS AND DISTANCES REPORTED ON THIS SURVEY ARE MEASURED TO THE MONUMENTS FOUND OR SET AS SHOWN, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I, GARY L. GREEN, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA HEREBY STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE UNDER MY DIRECT SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY L. GREEN LS 54334



ALTA ARIZONA

SURVEY - ENGINEERING - GEOTECH
1800 W. BROADWAY ROAD, SUITE 5
TEMPE, ARIZONA 85282
(480) 656-1517

FINAL PLAT REPLAT OF LOT 16 OF
MARICOPA POWER CENTER THE WELLS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND
SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

2022

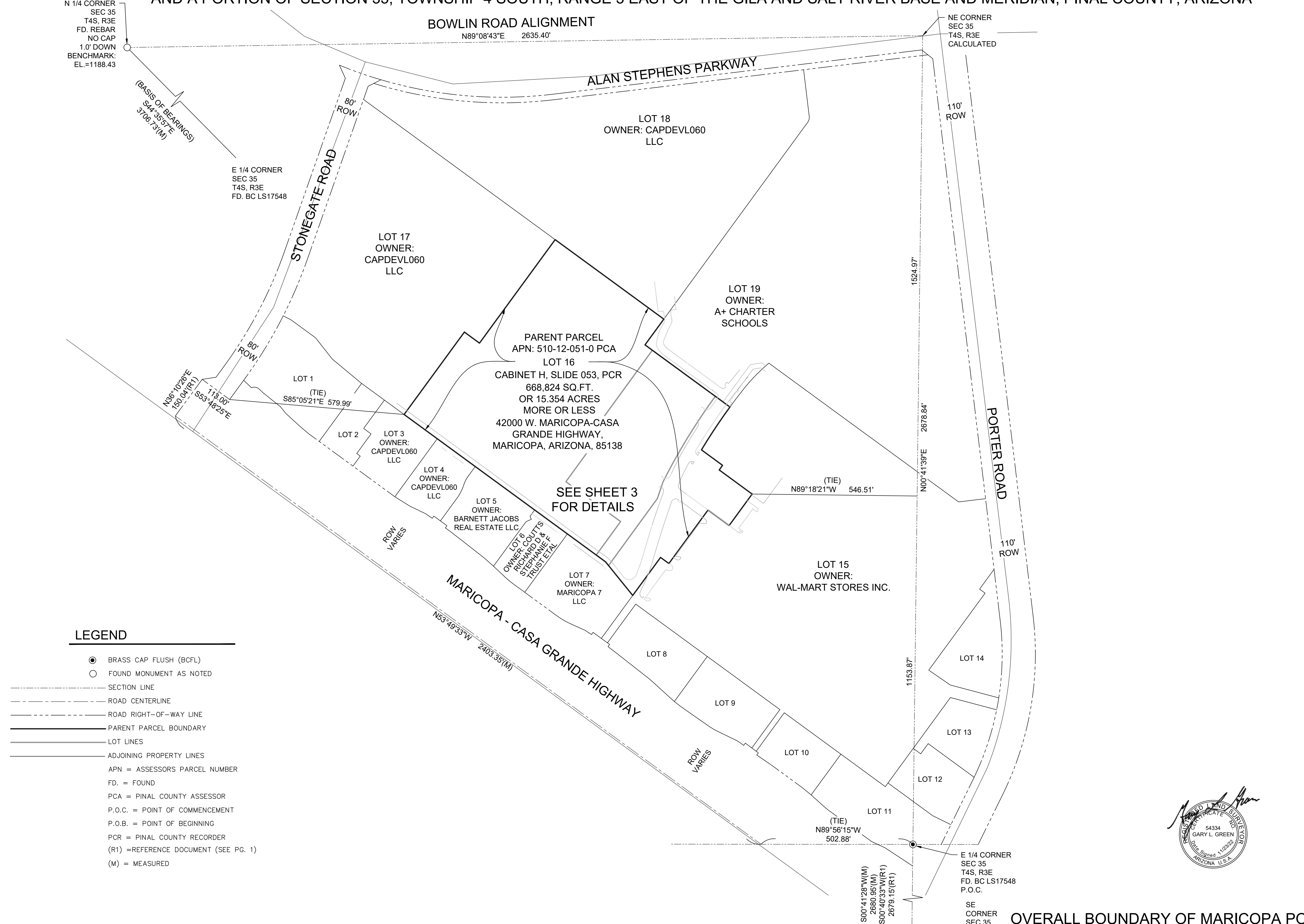
PINAL COUNTY, ARIZONA

drawn by: _____ GLG/NOG
checked by: _____ KMG
approved by: _____ GLG
QA/QC by: _____ KG
field crew: _____ BT - AR, TC
field date: _____ 07/20/2022
project no.: _____ 220183
drawing no.: _____ 220183 M.L.D.
date: _____ 11/22/2022

SHEET
1 OF 3

FINAL PLAT REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS

"MARICOPA POWER CENTER THE WELLS" AS RECORDED IN CABINET H, SLIDE 053, PCR AND LOCATED IN A PORTION OF SECTION 36,
AND A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

- BRASS CAP FLUSH (BCFL)
- FOUND MONUMENT AS NOTED
- SECTION LINE
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY LINE
- PARENT PARCEL BOUNDARY
- LOT LINES
- ADJOINING PROPERTY LINES
- APN = ASSESSORS PARCEL NUMBER
- FD. = FOUND
- PCA = PINAL COUNTY ASSESSOR
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PCR = PINAL COUNTY RECORDER
- (R1) = REFERENCE DOCUMENT (SEE PG. 1)
- (M) = MEASURED



OVERALL BOUNDARY OF MARICOPA POWER CENTER THE WELLS SUBDIVISION

FINAL PLAT REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS	
A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA	
PINAL COUNTY, ARIZONA	2022
drawn by: _____ checked by: _____ approved by: _____ QA/QC by: _____ field crew: _____ field date: _____ project no.: _____ drawing no.: _____ date: _____	GLG/NOG KMG GLG KG BT - AR, TC 07/20/2022 220183 220183 M.L.D. 11/22/2022
SHEET 2 OF 3	

ALTA ARIZONA
 SURVEY - ENGINEERING - GEOTECH
 1800 W. BROADWAY ROAD, SUITE 5
 TEMPE, ARIZONA 85282
 (480) 656-1517

FINAL PLAT

REPLAT OF LOT 16 OF MARICOPA POWER CENTER THE WELLS

"MARICOPA POWER CENTER THE WELLS" AS RECORDED IN CABINET H, SLIDE 053, PCR AND LOCATED IN A PORTION OF SECTION 36,
AND A PORTION OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

1. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN FEE NO. 2009-020759 (SHOWN ON SURVEY)
PURPOSE: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
2. AGREEMENT, ACCORDING TO THE TERMS AND CONDITIONS, CONTAINED THEREIN: ENTITLED EASEMENT AGREEMENT
PURPOSE WATER PIPELINE(S)
RECORDED APRIL 07, 2009
FEE NO. 2009-034859 (SHOWN ON SURVEY)
3. THE FOLLOWING MATTERS DISCLOSED BY FOLLOWING INSTRUMENT RECORDED IN:

ENTITLED EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING SAID LAND RECORDED JULY 11, 2007
FEE NO. 2007-080191 (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)
AND RECORDED JULY 12, 2007
FEE NO. 2007-080701 (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

SUPPLEMENTAL DECLARATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2009-056508; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

SUPPLEMENTAL DECLARATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2011-099658; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

OMNIBUS ASSIGNMENT AND ASSUMPTION OF RIGHTS (THE WELLS) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2014-075063; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)
THEREAFTER, RATIFICATION RECORDED IN FEE NO. 2016-005102; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

THIRD SUPPLEMENTAL OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2017-035926; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

FIFTH SUPPLEMENTAL OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2017-083637; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

FOURTH SUPPLEMENTAL OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2017-085097; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

LOT 6 SUPPLEMENTAL OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2018-084562; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

DECLARATION OF ANNEXATION AND SUPPLEMENTAL DECLARATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2018-094295; (SHOWN ON SURVEY-VAGUE IN LOCATION OVER THIS SITE)

SUPPLEMENT AND AMENDMENT OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2020-013880; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

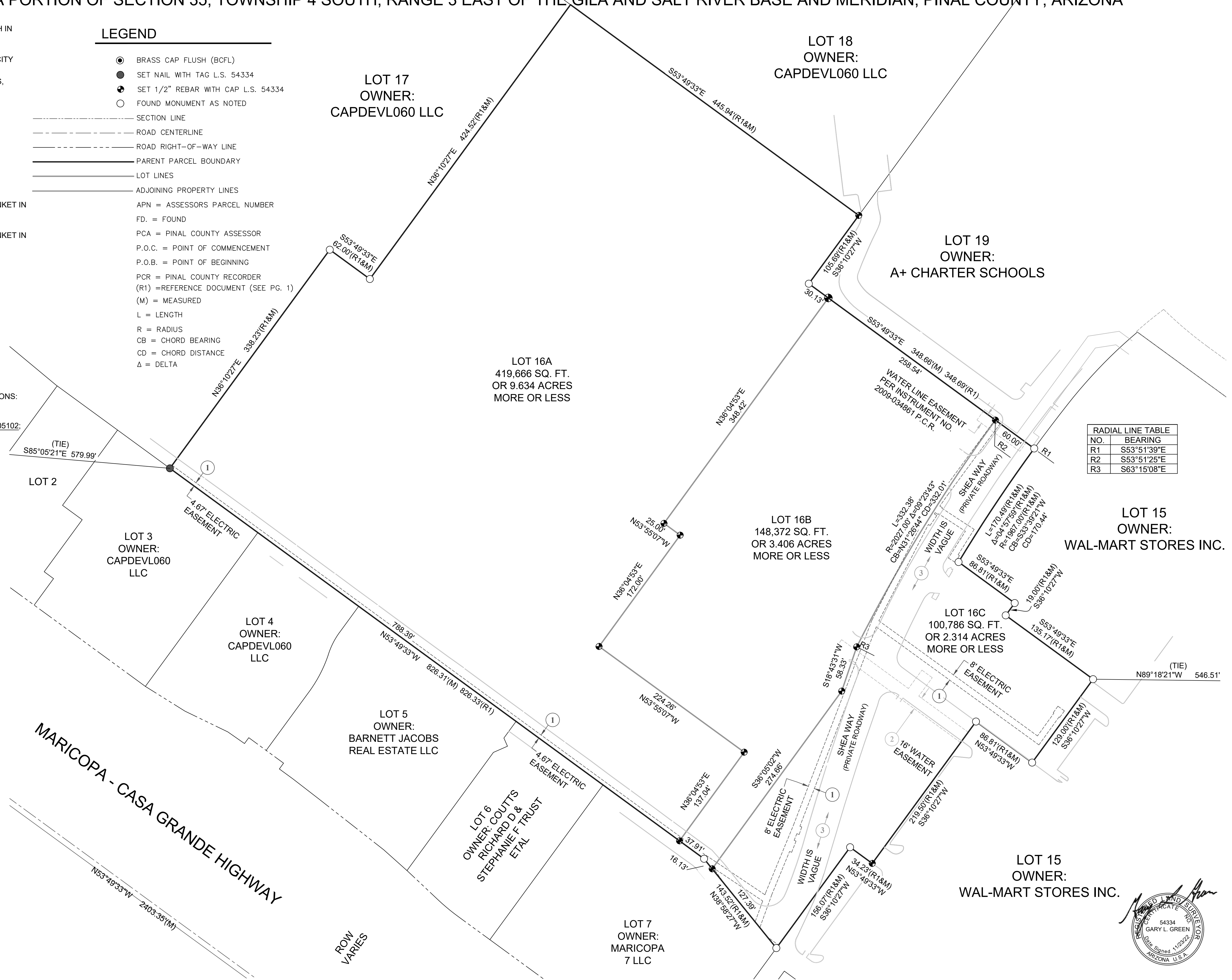
LOT 13 SUPPLEMENTAL DECLARATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: DOCUMENT NO. 2020-021575; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

DEDICATION AGREEMENT OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2020-127374; (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

LOT 5 SUPPLEMENTAL DECLARATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS: FEE NO. 2021-110346 (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

LEGEND

	BRASS CAP FLUSH (BCFL)
	SET NAIL WITH TAG L.S. 54334
	SET 1/2" REBAR WITH CAP L.S. 54334
	FOUND MONUMENT AS NOTED
	SECTION LINE
	ROAD CENTERLINE
	ROAD RIGHT-OF-WAY LINE
	PARENT PARCEL BOUNDARY
	LOT LINES
	ADJOINING PROPERTY LINES
	APN = ASSESSOR'S PARCEL NUMBER
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	P.O.B. = POINT OF BEGINNING
	PCR = PINAL COUNTY RECORDER
	(R1) = REFERENCE DOCUMENT (SEE PG. 1)
	(M) = MEASURED
	L = LENGTH
	R = RADIUS
	CB = CHORD BEARING
	CD = CHORD DISTANCE
	Δ = DELTA

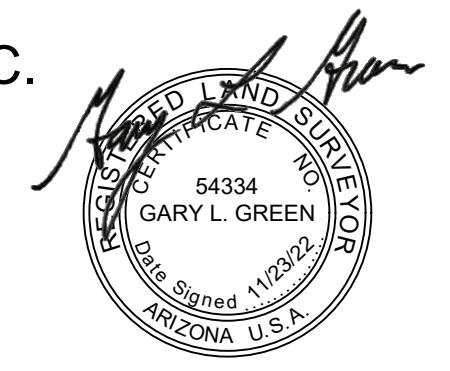


RADIAL LINE TABLE

NO.	BEARING
R1	S53°51'39"E
R2	S53°51'25"E
R3	S63°15'08"E

MARICOPA - CASA GRANDE HIGHWAY

ROW VARIES



ALTA ARIZONA
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A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

PINAL COUNTY, ARIZONA 2022

drawn by:	GLN/OG
checked by:	KMG
approved by:	GLG
QA/QC by:	RB
field crew:	BT - AR, TC
field date:	07/20/2022
project no.:	220183
drawing no.:	220183_MLD
date:	11/22/2022

BOUNDARY DETAIL

SHEET 3 OF 3