HONEYCUTT ROAD

SONORAN DESERT PKWY

T.4 S, R.3 E.

VICINITY MAP

JERRY L. DODD JR ,

Job No. 24-0352 RP01 Sheet No.

LEGAL DESCRIPTION (PARENT PARCEL)

LOTS 4, 5 AND 6, OF STONEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED NOVEMBER 15, 2023 AS FEE NO. 2023-083587 OF OFFICIAL RECORDS.

LOT I LEGAL DESCRIPTION

A PORTION OF LOT 4 OF STONEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED NOVEMBER 15, 2023 AS FEE NO. 2023-083587 OF OFFICIAL RECORDS, LOCATED IN A PORTION OF THE SECTIONS 26 & 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 35, BEING MARKED BY A 1/2" REBAR, FROM WHICH THE NORTHEAST CORNER OF SECTION 35, BEING MARKED BY FLUSH NAIL IN CONCRETE, BEARS NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 2635,30 FEET (BASIS OF BEARING):

THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 336.36 FEET;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 35 DEGREES 56 MINUTES 58 SECONDS WEST, 260.58 FEET;

THENCE, NORTH 54 DEGREES 00 MINUTES 15 SECONDS WEST, 232.80 FEET;

THENCE, SOUTH 36 DEGREES 00 MINUTES 02 SECONDS WEST, 360.18 FEET;

THENCE, NORTH 53 DEGREES 48 MINUTES 38 SECONDS WEST, 468.63 FEET TO NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING:

THENCE, SOUTH 36 DEGREES 11 MINUTES 22 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 4, 287.67 FEET TO THE EASTERN MOST SOUTHEAST CORNER THEREOF;

THENCE, DEPARTING SAID EASTERLY LINE, NORTH 53 DEGREES 59 MINUTES 23 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 4, 4.25 FEET TO THE WESTERN MOST SOUTHEAST CORNER THEREOF;

THENCE, NORTH 70 DEGREES 03 MINUTES 02 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 122.58 FEET TO THE SOUTHERLY CORNER THEREOF;

THENCE, NORTH 53 DEGREES 49 MINUTES 02 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 78.84 FEET;

THENCE, NORTH 36 DEGREES 11 MINUTES 16 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE, 321.98

THENCE, SOUTH 53 DEGREES 48 MINUTES 38 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4, 200.79 FEET TO THE POINT OF BEGINNING.

LOT 2 LEGAL DESCRIPTION

A PORTION OF LOTS 4 AND 5, OF STONEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED NOVEMBER 15, 2023 AS FEE NO. 2023-083587 OF OFFICIAL RECORDS, LOCATED IN A PORTION OF THE SECTIONS 26 & 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 35. BEING MARKED BY A 1/2" REBAR. FROM WHICH THE NORTHEAST CORNER OF SECTION 35, BEING MARKED BY FLUSH NAIL IN CONCRETE, BEARS NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 2635.30 FEET (BASIS OF BEARING);

THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 336.36 FEET;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 35 DEGREES 56 MINUTES 58 SECONDS WEST, 260.58 FEET;

THENCE, NORTH 54 DEGREES 00 MINUTES 15 SECONDS WEST, 232.80 FEET;

THENCE, SOUTH 36 DEGREES 00 MINUTES 02 SECONDS WEST, 360.18 FEET;

THENCE, NORTH 53 DEGREES 48 MINUTES 38 SECONDS WEST, 669.42 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 36 DEGREES 11 MINUTES 16 SECONDS WEST, 321.98 FEET;

THENCE, NORTH 53 DEGREES 49 MINUTES 02 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 4 AND 5, 172.24 FEET;

THENCE, DEPARTING SAID SOUTHERLY LINE,

NORTH 36 DEGREES 11 MINUTES 24 SECONDS EAST, 322.00 FEET;

THENCE, ALONG THE NORTHERLY LINE OF SAID LOTS 4 AND 5, SOUTH 53 DEGREES 48 MINUTES 38 SECONDS EAST, 172.23 FEET TO THE POINT OF BEGINNING.

LOT 3 LEGAL DESCRIPTION

A PORTION OF LOTS 5 AND 6. OF STONEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED NOVEMBER 15, 2023 AS FEE NO. 2023-083587 OF OFFICIAL RECORDS, LOCATED IN A PORTION OF THE SECTIONS 26 & 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 35, BEING MARKED BY A 1/2" REBAR, FROM WHICH THE NORTHEAST CORNER OF SECTION 35, BEING MARKED BY FLUSH NAIL IN CONCRETE, BEARS NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 2635.30 FEET (BASIS OF BEARING);

THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 336.36 FEET;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 35 DEGREES 56 MINUTES 58 SECONDS WEST, 260.58 FEET;

THENCE, NORTH 54 DEGREES 00 MINUTES 15 SECONDS WEST, 232.80 FEET;

THENCE, SOUTH 36 DEGREES 00 MINUTES 02 SECONDS WEST, 360.18 FEET;

THENCE, NORTH 53 DEGREES 48 MINUTES 38 SECONDS WEST, 841.65 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 36 DEGREES 11 MINUTES 24 SECONDS WEST, 322.00 FEET;

THENCE, NORTH 53 DEGREES 49 MINUTES 02 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 6, 153.90 FEET;

THENCE, DEPARTING SAID SOUTHERLY LINE, NORTH 36 DEGREES 11 MINUTES 22 SECONDS EAST, 322.02

THENCE, SOUTH 53 DEGREES 48 MINUTES 38 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOTS 4 AND 5, 153.90 FEET TO THE POINT OF BEGINNING.

LOT 4 LEGAL DESCRIPTION

A PORTION OF LOT 6, OF STONEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED NOVEMBER 15, 2023 AS FEE NO. 2023-083587 OF OFFICIAL RECORDS, LOCATED IN A PORTION OF THE SECTIONS 26 & 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTH QUARTER CORNER OF SAID SECTION 35, BEING MARKED BY A 1/2" REBAR, FROM WHICH THE NORTHEAST CORNER OF SECTION 35, BEING MARKED BY FLUSH NAIL IN CONCRETE, BEARS NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 2635.30 FEET (BASIS OF BEARING);

THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, 336.36 FEET;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 35 DEGREES 56 MINUTES 58 SECONDS WEST, 260.58 FEET;

THENCE. NORTH 54 DEGREES 00 MINUTES 15 SECONDS WEST, 232.80 FEET:

THENCE, SOUTH 36 DEGREES 00 MINUTES 02 SECONDS WEST, 360.18 FEET;

THENCE, NORTH 53 DEGREES 48 MINUTES 38 SECONDS WEST, 955.55 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, 322.02 FEET:

THENCE, NORTH 53 DEGREES 49 MINUTES 02 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 6, 33.63 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE, NORTH O DEGREES 07 MINUTES 09 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 6, 398.39 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE, SOUTH 53 DEGREES 48 MINUTES 38 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 6. 268.19 FEET TO THE POINT OF BEGINNING.

SITE DATA

PARCEL NUMBER: ZONING: CITY OF MARICOPA SITE AREA:

512-41-7230, 512-41-7240 & 512-41-7250

LOT 1 1.4344 AC (62,484 S.F.) LOT 2 1.2731 AC (55,457 S.F.)

LOT 3 1.1377 AC (49,557 S.F.) LOT 4 1.1156 AC (48,596 S.F.)

AREA TABLE

LOT AREA TABLE		
LOT #	AREA (SF MORE OR LESS)	AREA (AC MORE OR LESS)
1	62,484	1.434
2	55,457	1.273
3	49,557	1.138
4	48,596	1.116
TOTAL	216,094	4.961

CONVEYANCE AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT HAS SUBDIVIDED UNDER THE NAME OF STONEGATE - LOTS 1-4, LOCATED IN A PORTION OF SECTION 26 AND SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS RE-PLAT OF STONEGATE LOTS 1-4 AND HEREBY DECLARES THAT SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH TO THE CITY OF MARICOPA FOR USE AS SUCH THE SIDEWALK EASEMENT AS SHOWN ON SAID RE-PLAT.

CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF:

ACKNOWLEDGEMENT

STATE OF GEORGIA COUNTY OF _, 202_, BEFORE ME, THE UNDERSIGNED, PERSONALLY WHO ACKNOWLEDGED HIM/HERSELF TO BE .HOME DEPOT USA INC. A DELAWARE CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE MY COMMISSION EXPIRES:

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0745F, DATED JUNE 16, 2014 THIS PROPERTY IS LOCATED IN FLOOD 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.

CITY COUNCIL APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS _____ DAY OF _____ 2025. MAYOR DATE

CITY DEPARTMENT APPROVALS

DATE
DATE

OWNER OF RECORD

HOME DEPOT USA INC 2455 PACES FERRY RD SE BLDG C-19 ATLANTA. GA 30339

REFERENCE DOCUMENTS

BOOK 22 OF MAPS, PAGE 268, PCR FEE NO: 2013-089798, PCR FEE NO: 2019-054749, PCR FEE NO: 2021-009545, PCR FEE NO: 2021-163202, PCR FEE NO: 2023-083587, PCR

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 354, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF G&SRM. PINAL COUNTY. ARIZONA. AS SHOWN ON FINAL PLAT "STONEGATE". FEE NUMBER 2023-083587. PINAL COUNTY RECORDS.

THE BEARING OF WHICH IS:

NORTH 89 DEGREES 08 MINUTES 46 SECONDS EAST

NOTES

1. THIS SURVEY WAS SUPPORTED BY THE TITLE REPORT NCS-1208837-ATL, FEBRUARY 7, 2024 WAS PROVIDED AT TIME OF SURVEY.

ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

SURVEYOR MAKES NO GUARANTEE FOR ANY NON-VISIBLE RIGHTS-OF-WAY OR EASEMENTS NOT SHOWN IN PUBLIC RECORD.

4. RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT OWNER OR THE PROPERTY OWNER'S ASSOCIATE.

5. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE PROPERTY OWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.

6. PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT

SURVEYOR'S CERTIFICATION:

I, JERRY L. DODD JR. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND DIRECTION DURING THE MONTH OF AUGUST 2021; THAT THE SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT ALL MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

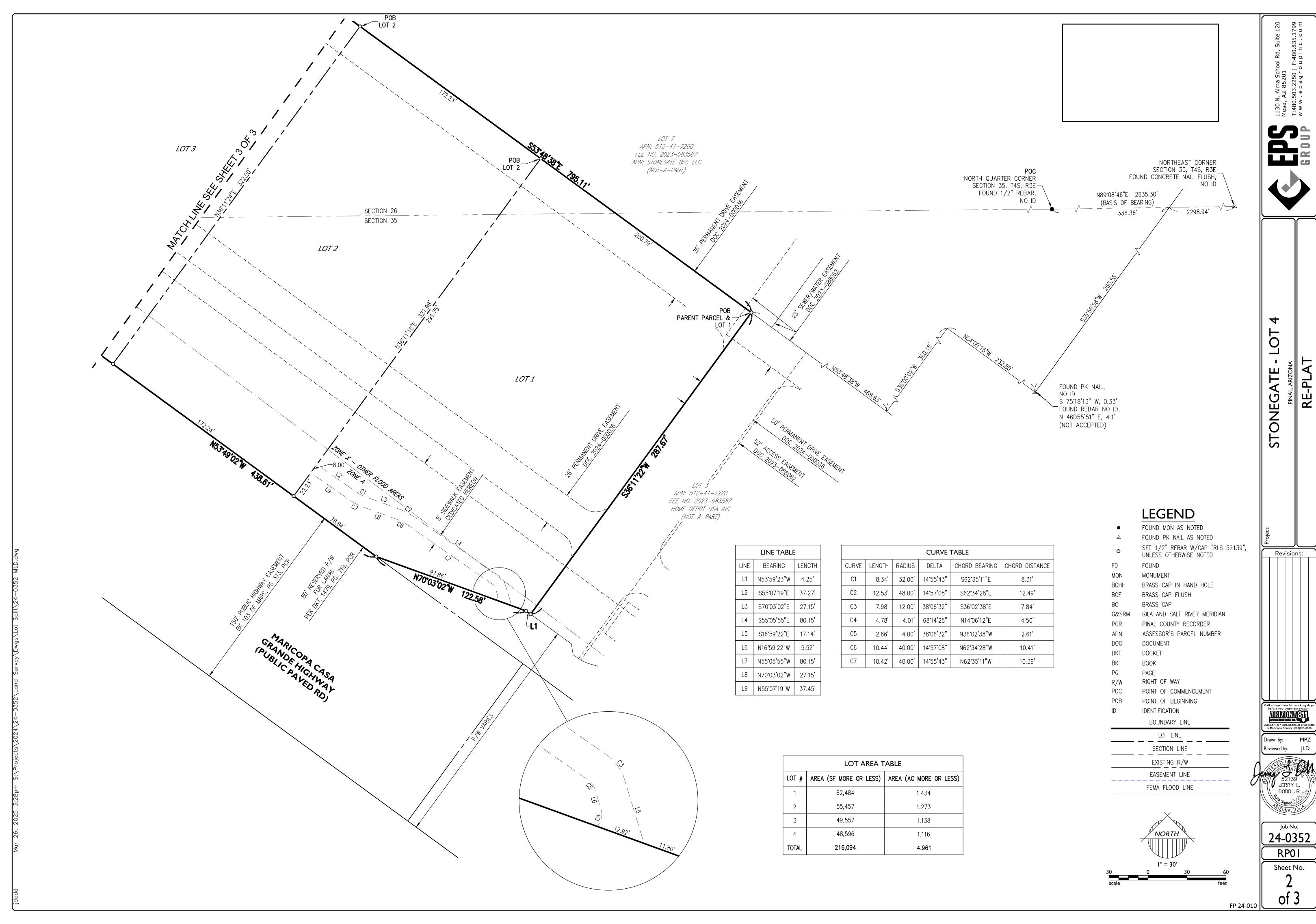
DATE OF PLAT OR MAP: 3/26/2025

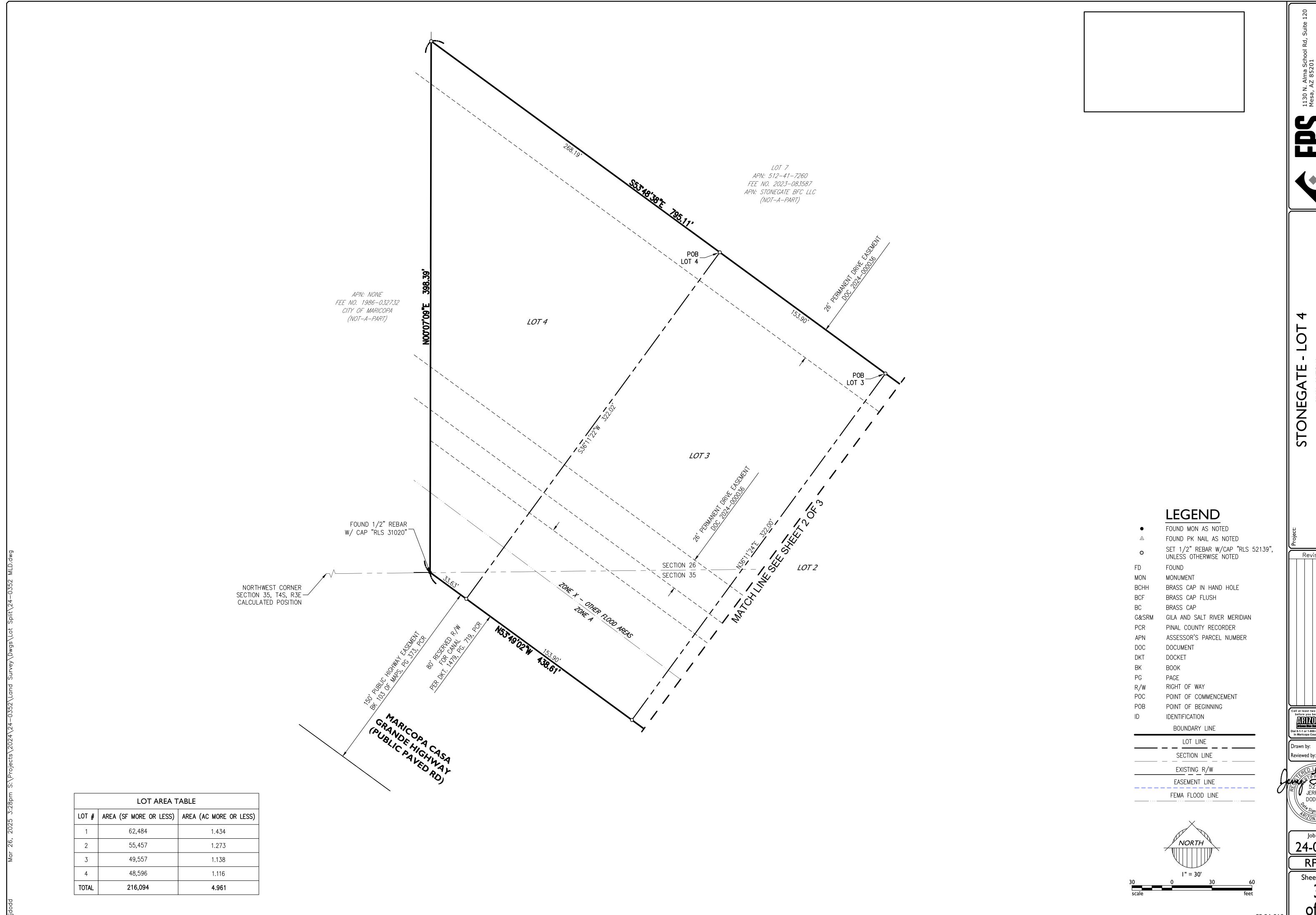
JERRY L. DODD, JR REGISTRATION NO. 52139 EPS GROUP INC. 1130 N. ALMA SCHOOL RD. SUITE 120 MESA, AZ 85201 480-503-2250

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.

FP 24-010

CITY CLERK DATE





RE-PLAT

Revisions:

Drawn by: Reviewed by:

DODD JR 195

Job No. 24-0352 RP01 Sheet No.