

# FINAL PLAT MARICOPA STATION

**A REPLAT OF DIGNITY HEALTH MARICOPA MEDICAL CAMPUS, RECORDED IN 2012-083730, THE PINAL COUNTY RECORDS AND A PORTION OF TRACT "NN" OF RANCHO EL DORADO, RECORDED IN CABINET C, SLIDE 172, THE PINAL COUNTY RECORDS, BEING A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA**

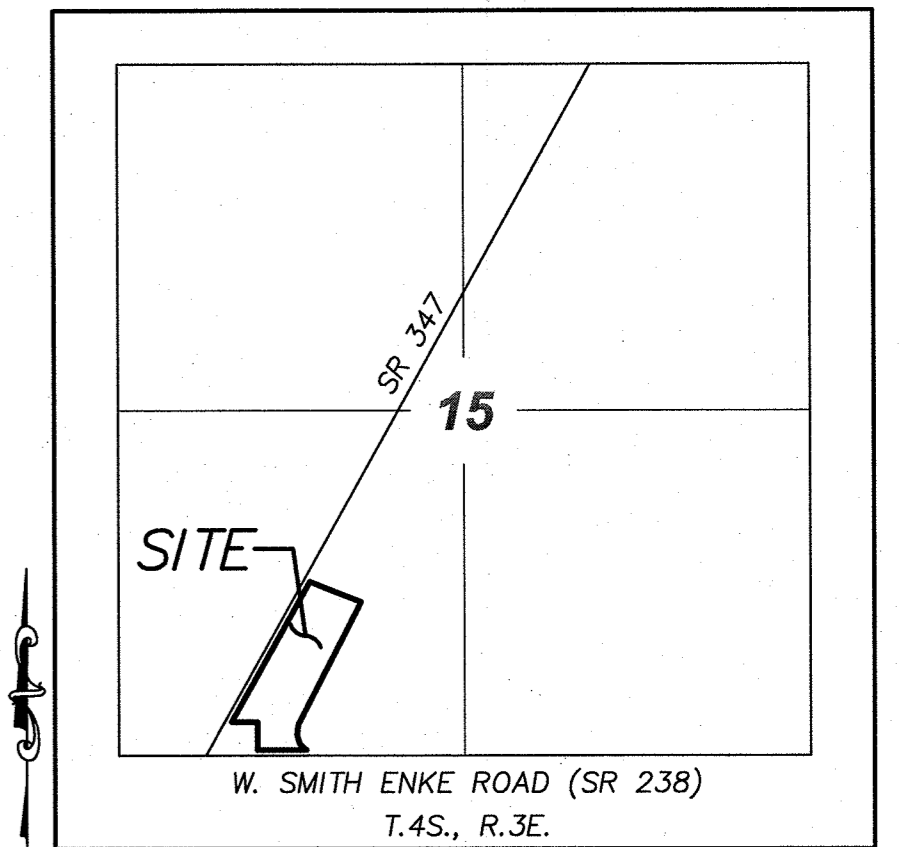
STATE OF ARIZONA }  
COUNTY OF PINAL } SS  
I hereby certify that the within instrument is filed in the official records of this County in Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross, Pinal County Recorder  
By: \_\_\_\_\_ Deputy

### OWNER LOT 1

DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION  
185 BERRY STREET, #300  
SAN FRANCISCO, CA 94107

### OWNER LOT 2 & 3

VP JOHN WAYNE PARKWAY 21, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
2502 E. CAMELBACK ROAD, STE 214  
PHOENIX, AZ 85016



N.T.S.

**VICINITY MAP**  
N.T.S.

### SURVEYOR

SURVEY INNOVATION GROUP, INC.  
7301 E. EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-922-0780  
FAX: 480-922-0781

### DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, AS OWNER OF LOT 1 AND VP JOHN WAYNE PARKWAY 21, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF LOT 2 AND 3 HAVE SUBDIVIDED UNDER THE NAME OF "MARICOPA STATION", LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ADJUTING LOT OWNER.

IN WITNESS WHEREOF, DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER

AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR: DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

IN WITNESS WHEREOF, VP JOHN WAYNE PARKWAY 21, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER

AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR: VP JOHN WAYNE PARKWAY 21, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF DIGNITY HEALTH, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, AS OWNER, AND THAT HE/SHE AS SUCH BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF VP JOHN WAYNE PARKWAY 21, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, AND THAT HE/SHE AS SUCH BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### RATIFICATION

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_, BEING THE BENEFICIARY OF RECORD OF THAT CERTAIN DEED RECORDED ON \_\_\_\_\_ IN THAT DOCUMENT FEE NUMBER \_\_\_\_\_, OF THE OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES, CONFIRMS AND APPROVES THIS FINAL PLAT.

AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NAME \_\_\_\_\_

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE \_\_\_\_\_ OF \_\_\_\_\_, AS BENEFICIARY, AND THAT HE/SHE AS SUCH BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

### PARENT PARCEL LEGAL DESCRIPTION

PARCEL NO. 1:  
LOTS 1 AND 2, DIGNITY HEALTH MARICOPA MEDICAL CAMPUS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN 2012-083730 OF OFFICIAL RECORDS.

EXCEPT FROM THAT PART LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ONE-HALF OF THE MINERAL AND OIL RIGHTS AS RESERVED IN DEED RECORDED AS DOCKET 76, PAGE 95, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2A:  
AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF TRACT NN RANCHO EL DORADO, ACCORDING TO CABINET C, SLIDE 172, RECORDS OF PINAL COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1310.91 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 05 MINUTES 42 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 60.00 FEET NORTHERLY OF AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 345.40 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, A DISTANCE OF 37.21 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 42 SECONDS WEST A DISTANCE OF 73.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 37.21 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2B:  
AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF TRACT NN, RANCHO EL DORADO ACCORDING TO CABINET C, SLIDE 172, RECORDS OF PINAL COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1310.91 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 05 MINUTES 42 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 125.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF MARICOPA ROAD;

THENCE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 265.71 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID PARALLEL LINE NORTH 23 DEGREES 45 MINUTES 58 SECONDS EAST A DISTANCE OF 85.39 FEET;

THENCE SOUTH 66 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 31.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 23.50 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.91 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH 23 DEGREES 45 MINUTES 58 SECONDS WEST A DISTANCE OF 4.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 21.50 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.73 FEET THROUGH A CENTRAL ANGLE OF 113 DEGREES 51 MINUTES 37 SECONDS;

THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 92.37 FEET TO THE POINT OF BEGINNING.

### AREA

LOT 1 806,295 SQUARE FEET, OR 18.510 ACRES, MORE OR LESS  
LOT 2 41,532 SQUARE FEET, OR 0.953 ACRES, MORE OR LESS  
LOT 3 65,047 SQUARE FEET, OR 1.493 ACRES, MORE OR LESS

### BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. SAID LINE BEARS SOUTH 89 DEGREES 54 MINUTES 18 SECONDS WEST AS SHOWN ON THE PARCEL MAP OF "RANCHO EL DORADO" RECORDED IN CABINET C, SLIDE 172 OF THE PINAL COUNTY RECORDS, ARIZONA.

### NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) ETC...OR COMBINATION EXCEEDING 24" IN HEIGHT (MEASURED FROM ADJACENT TOP OF CURB OR SIDEWALK) IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL LOT MONUMENTATION IS FOUND OR SET AS SHOWN ON THE PLAT.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- THIS FINAL PLAT IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER COMPANY, A PART OF GLOBAL WATER RESOURCES, AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576.
- NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE.

### APPROVALS

APPROVED:  
THIS IS TO CERTIFY IN MY OPINION THAT THIS FINAL PLAT MEETS ALL OF THE REQUIREMENTS OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICIES AND ALL NEW LOTS, PARCELS AND TRACTS CREATED ARE SUITED FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

APPROVED:  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

APPROVED:  
BY ACCEPTANCE OF THIS FINAL PLAT, THE CITY OF MARICOPA AGREES TO THE NEWLY CREATED LOTS 1, 2 AND 3 OF MARICOPA STATION.

BY \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST \_\_\_\_\_ CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

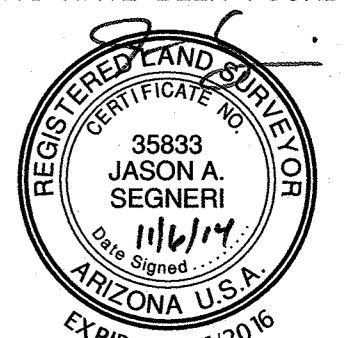
SANTA CRUZ WATER COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ACCORDING TO \_\_\_\_\_, RECORDED \_\_\_\_\_, 20\_\_\_\_.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT IS TRUE, ACCURATE AND COMPLETE, AND THAT THE DESCRIBED MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED.

\_\_\_\_\_  
JASON SEGNERI NO. 35833 DATE 8/1/14  
SURVEY INNOVATION GROUP, INC.  
7301 E. EVANS ROAD  
SCOTTSDALE, ARIZONA 85260



<b>SURVEY INNOVATION GROUP, INC</b> <i>Land Surveying Services</i>	7301 EAST EVANS ROAD SCOTTSDALE, AZ 85260 PHONE (480) 922-0780 FAX (480) 922-0781
<h2 style="margin: 0;">FINAL PLAT MARICOPA STATION MARICOPA, ARIZONA</h2>	
DWG: 14-115 PLAT DRAWN BY: JAS CHECK BY: RMH DATE: 8/1/2014 SHEET: 1 OF 2	

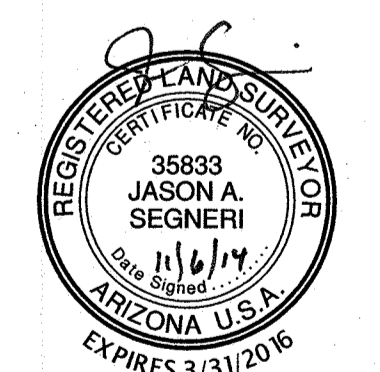
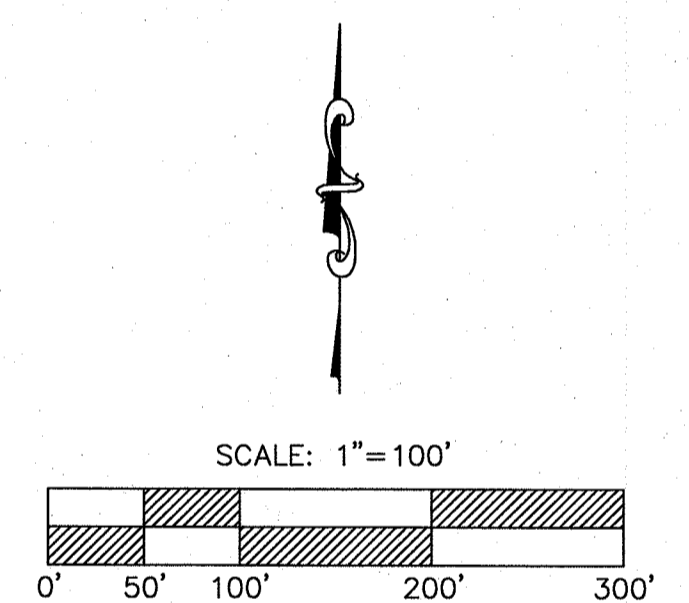
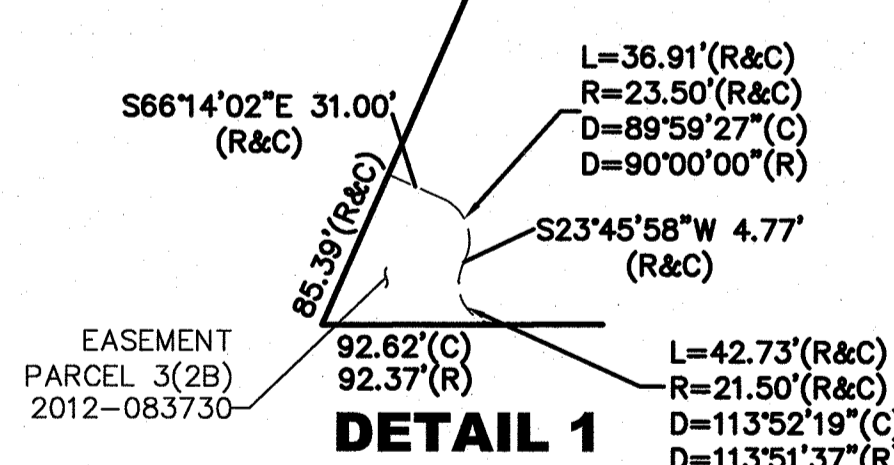
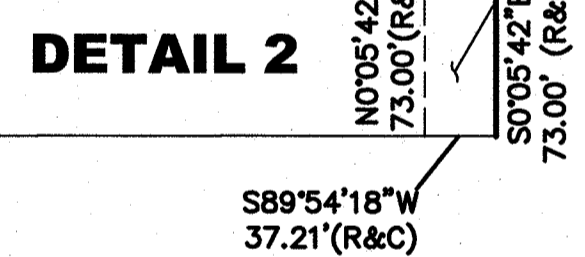
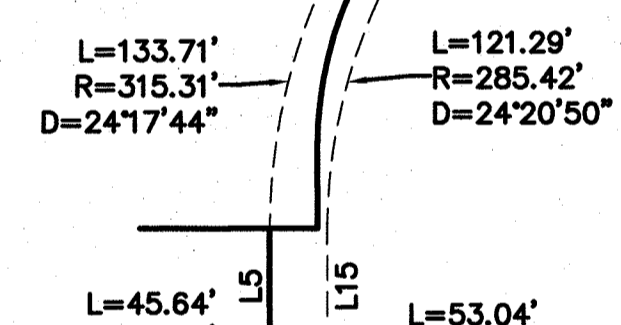
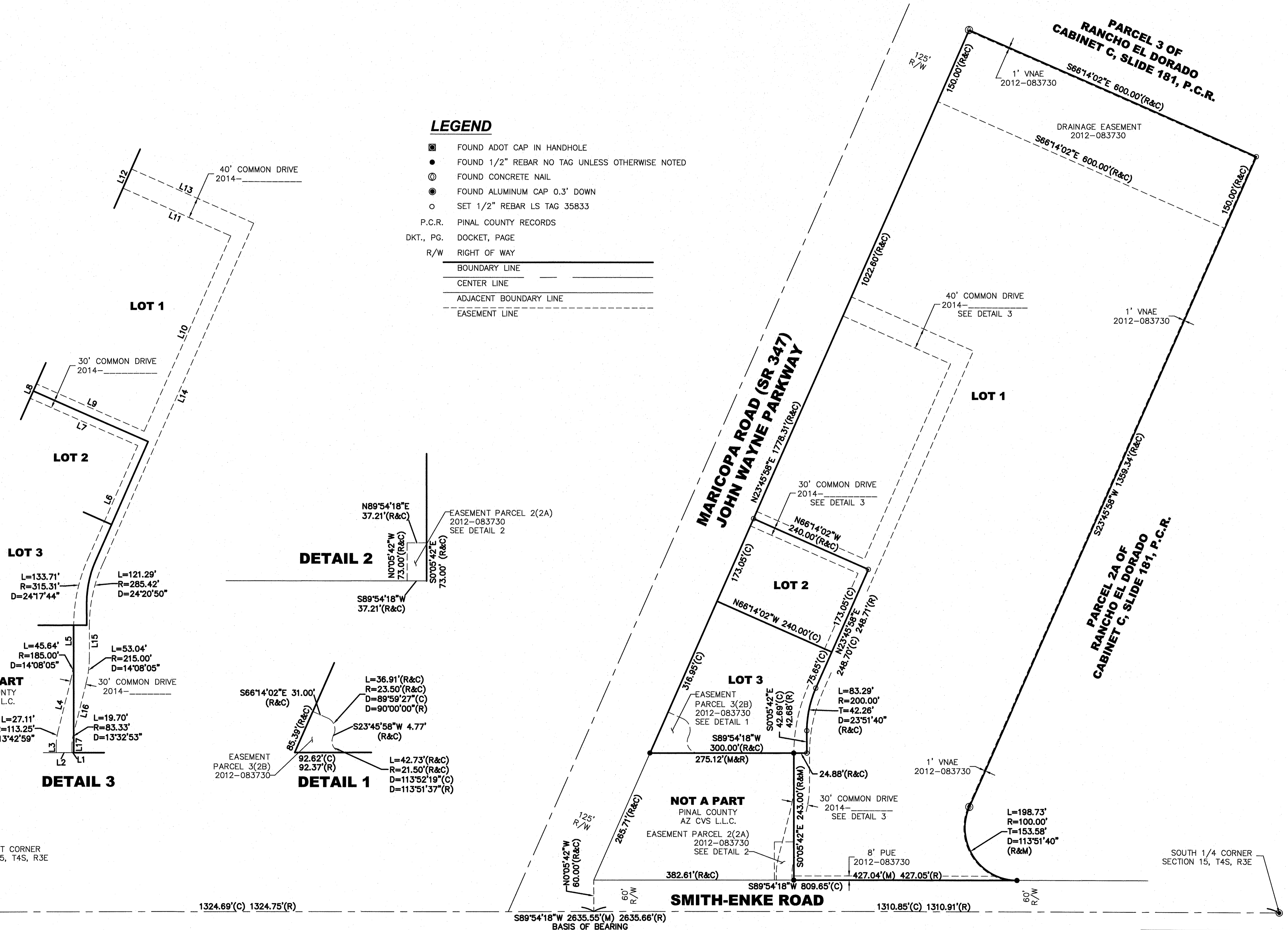
# FINAL PLAT MARICOPA STATION

A REPLAT OF DIGNITY HEALTH MARICOPA MEDICAL CAMPUS, RECORDED IN 2012-083730, THE PINAL COUNTY RECORDS AND A PORTION OF TRACT "NN" OF RANCHO EL DORADO, RECORDED IN CABINET C, SLIDE 172, THE PINAL COUNTY RECORDS, BEING A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

STATE OF ARIZONA }  
COUNTY OF PINAL }  
I hereby certify that the within instrument is filed in the official records of this County in Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Virginia Ross, Pinal County Recorder  
By: \_\_\_\_\_ Deputy

- LEGEND**
- FOUND ADOT CAP IN HANDHOLE
  - FOUND 1/2" REBAR NO TAG UNLESS OTHERWISE NOTED
  - ⊙ FOUND CONCRETE NAIL
  - FOUND ALUMINUM CAP 0.3' DOWN
  - SET 1/2" REBAR LS TAG 35833
- P.C.R. PINAL COUNTY RECORDS  
DKT., PG. DOCKET, PAGE  
R/W RIGHT OF WAY  
BOUNDARY LINE  
CENTER LINE  
ADJACENT BOUNDARY LINE  
EASEMENT LINE

LINE	DIRECTION	LENGTH
L1	S89°54'18"W	3.52'
L2	S89°54'18"W	30.00'
L3	N0°05'42"W	13.99'
L4	N14°03'07"E	100.09'
L5	N0°04'45"W	59.95'
L6	N23°45'58"E	233.70'
L7	N66°14'04"W	225.00'
L8	N23°45'58"E	30.00'
L9	S66°14'04"E	225.00'
L10	N23°45'58"E	408.40'
L11	N66°14'02"W	225.00'
L12	N23°45'58"E	40.00'
L13	S66°14'02"E	255.00'
L14	S23°45'58"W	712.10'
L15	S0°04'56"E	59.88'
L16	S14°03'07"W	100.09'
L17	S0°05'42"E	13.99'



**SURVEY INNOVATION GROUP, INC**  
Land Surveying Services

7301 EAST EVANS ROAD  
SCOTTSDALE, AZ 85260  
PHONE (480) 922-0780  
FAX (480) 922-0781

**SIG**

**FINAL PLAT  
MARICOPA STATION  
MARICOPA, ARIZONA**

DWG: 14-115 PLAT  
DRAWN BY: JAS  
CHECK BY: RMH  
DATE: 8/1/2014  
SHEET: 2 OF 2