

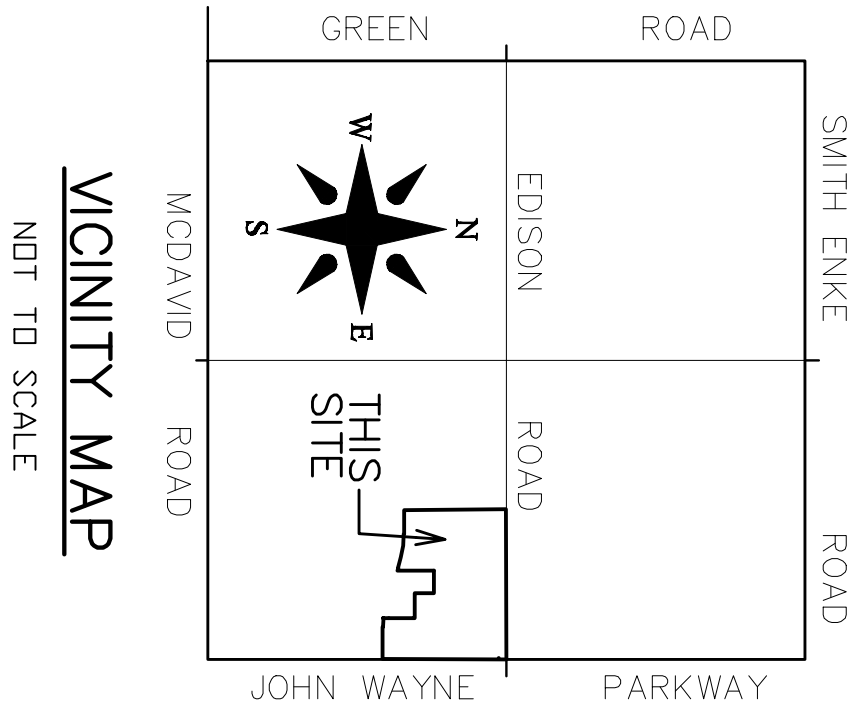
# RE-PLAT OF SONORAN CREEK - LOTS 2 AND 3

BEING LOTS 2 AND 3, SONORAN CREEK, AS RECORDED IN DOCUMENT NO. 2013-058465, CABINET "H", SLIDE 98, RECORDS OF PINAL COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

## NOTES

- ALL STREETS ARE EXISTING PUBLIC STREETS.
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF MARICOPA DOMESTIC WATER IMPROVEMENT DISTRICT WHICH DOES NOT CURRENTLY HAVE AN ASSURED WATER SUPPLY CERTIFICATE PURSUANT TO A.R.S. 45-576. HOWEVER, A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY 3-26-13, A COPY OF WHICH IS SUBMITTED WITH THE PLAT.
- A 1/2" CAPED REBAR WILL BE SET AT ALL PARCEL CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
- NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE LINE.
- ALL NEW OR REPLACED UTILITIES SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND REMOVABLE SECTION-TYPE FENCING 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. OF COMBINATION EXCEEDING 24" IN HEIGHT (MEASURED FROM ADJACENT TOP OF CURB OR SIDEWALK) IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- CROSS ACCESS AND SHARED PARKING EASEMENT IS TO BE PLACED OVER PORTIONS OF THE PROPERTY AS MORE FULLY SET FORTH IN THE COMMON DRAINAGE AND EASEMENT AGREEMENT FOR SONORAN CREEK MARKETPLACE AS RECORDED WITH THE PINAL COUNTY RECORDERS' OFFICE IN FEE NO. 2012-047848.
- A CROSS DRAINAGE EASEMENT IS TO BE PLACED OVER PORTIONS OF THE PROPERTY AS MORE FULLY SET FORTH IN THE COMMON DRAINAGE AND EASEMENT AGREEMENT FOR SONORAN CREEK MARKETPLACE AS RECORDED WITH THE PINAL COUNTY RECORDERS' OFFICE IN FEE NO. 2012-047848.
- A NON-EXCLUSIVE ACCESS EASEMENT IS GRANTED TO THE CITY OF MARICOPA OVER THE FLOOD CONTROL STRUCTURES AS MORE FULLY SET FORTH IN THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT FOR SONORAN CREEK, AS RECORDED WITH THE PINAL COUNTY RECORDERS' OFFICE IN FEE NO. 2012-078203.
- 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.
- PARCEL 2 DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING THE TEMPORARY ACCESS ROAD ADJACENT TO PARCEL 4 ON EDISON ROAD AND RESPONSIBLE FOR ALL APPLICABLE IMPROVEMENTS, INCLUDING LANDSCAPING.
- A PROPERTY OWNER ASSOCIATION (POA) SHALL BE CREATED FOR THIS COMMERCIAL CENTER. THE POA SHALL BE RESPONSIBLE FOR MAINTENANCE AND UP KEEP OF THE PROPERTIES (PARCELS) IN GENERAL INCLUDING ALL LANDSCAPE AREAS, ON-SITE DRAINAGE FACILITIES, OPEN SPACE AMENITIES AS WELL AS RIGHT-OF-WAY LANDSCAPING.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR THE ADJOINING PROPERTY OWNER. ANY DECORATIVE PAVEMENT WITHIN THE RIGHT-OF-WAY MUST ALSO BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

- LEGEND**
- - FOUND MONUMENT AS NOTED
  - ▲ - 1/2" IRON ROD W/CAP TO BE SET AT THE COMPLETION OF CONSTRUCTION BY THE CONSTRUCTION SURVEYOR.
  - CENTERLINE
  - BOUNDARY LINE
  - LOT/R.O.W. LINE
  - EASEMENT LINE
  - PUBLIC UTILITY EASEMENT
  - R/W - RIGHT-OF-WAY
  - BK - BOOK
  - PG - PAGE
  - ① - INDICATED 33' X 33' VISIBILITY TRIANGLE EASEMENT PER CABINET H, SLIDE 098.



## VICINITY MAP

NOT TO SCALE

## SURVEYOR

S&W LAND SURVEYING SERVICES, INC.  
10801 N. 24TH AVENUE, PHOENIX, AZ 85029  
PH: 602-368-8644  
CONTACT: RICHARD STOCKMAN, RLS

## OWNER/DEVELOPER

SONORAN CREEK LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
5346 E. CALLE DEL NORTE  
PHOENIX, AZ 85283  
PH: 602-840-8611  
CONTACT: MIKE KOSLOW

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN BEING N 89°38'58"E PER THE FINAL PLAT OF SONORAN CREEK AS RECORDED IN CABINET H, SLIDE 98, RECORDS OF PINAL COUNTY, ARIZONA.

## BENCHMARK

A STAINLESS STEEL ROD IN SLEEVE STAMPED B-422 1980, 0.1 MILES SOUTHEAST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE MARICOPA RAILROAD CROSSING, IN LINE WITH A ROW OF TELEGRAPH POLES. ELEVATION 1173.77 NAVD-88.

## FLOOD ZONE INFORMATION

THIS SITE IS LOCATED IN ZONE "X" AND ZONE AO.

PER THE FLOOD INSURANCE RATE MAP NUMBER 04021C075, PINAL COUNTY, ARIZONA, EFFECTIVE DATE JUNE 16, 2014, AND LOMR NUMBER 14-09-3623P, EFFECTIVE DATE APRIL 27, 2015.

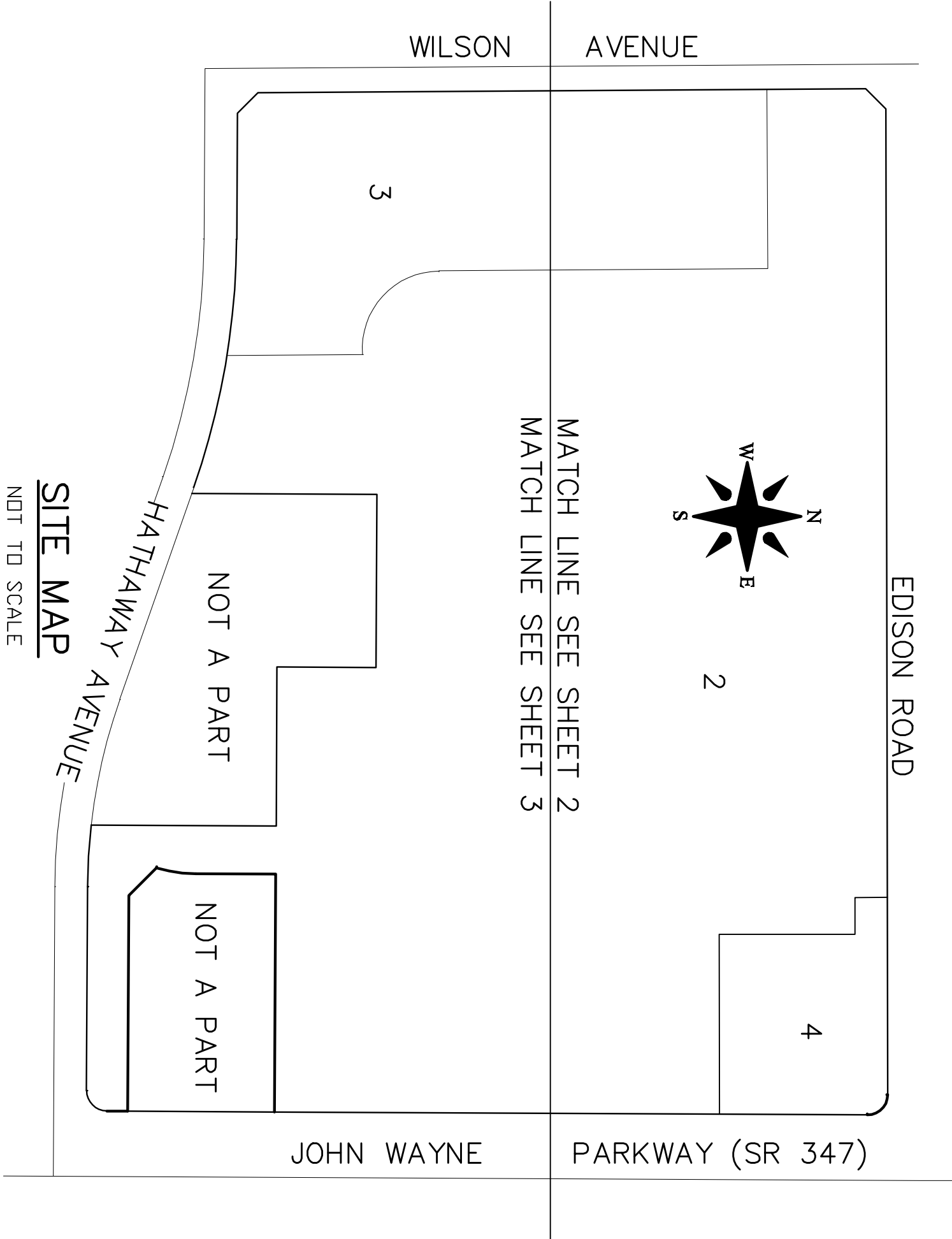
FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

## ZONING INFORMATION

"C8-2" GENERAL COMMERCIAL.

## SHEET INDEX

SHEET 1: COVER SHEET  
SHEET 2: RE-PLAT MAPPING, CURVE TABLE  
SHEET 3: RE-PLAT MAPPING, CURVE TABLE



## SITE MAP

NOT TO SCALE

## APPROVALS:

APPROVED BY THE CITY COUNCIL OF MARICOPA, ARIZONA  
THIS \_\_\_\_ DAY \_\_\_\_ 2016.

BY: \_\_\_\_\_  
MAYOR

ATTEST:

CITY CLERK

APPROVED BY THE CITY ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR OF MARICOPA, ARIZONA  
THIS \_\_\_\_ DAY \_\_\_\_ 2016.

BY: \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

## UTILITY PROVIDER

|           |   |
|-----------|---|
| WATER     | MARICOPA DOMESTIC WATER DISTRICT                              |
| SEWER     | GLOBAL WATER RESOURCES, LLC./PALO VERDE UTILITY COMPANY, LLC. |
| FIRE      | CITY OF MARICOPA FIRE DEPARTMENT                              |
| ELECTRIC  | ELECTRIC DISTRICT #3  |
| TELEPHONE | QWEST COMMUNICATIONS  |
| GAS       | KINDER MORGAN (SFP)/SOUTHWEST GAS                             |
| REFUSE    | SOLID WASTE MANAGEMENT  |
| POLICE    | CITY OF MARICOPA POLICE DEPARTMENT                            |
| SCHOOL    | MARICOPA UNIFIED SCHOOL DISTRICT #20                          |

## ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF MARICOPA DOMESTIC WATER IMPROVEMENT DISTRICT WHICH DOES NOT CURRENTLY HAVE AN ASSURED WATER SUPPLY CERTIFICATE PURSUANT TO A.R.S. 45-576. HOWEVER, A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY 3-26-13, A COPY OF WHICH IS SUBMITTED WITH THE PLAT.

|  |  |
|--|--|
| STATE OF ARIZONA )<br>COUNTY OF PINAL ) SS | I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN FEE NO. _____<br>DATE: _____<br>REQUEST OF: _____<br>WITNESS MY HAND AND OFFICIAL SEAL<br>VIRGINIA ROSS FINAL COUNTY RECORDER<br>BY: _____ DEPUTY |
| COUNTY SEAL                                |  |

## DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

SONDRAN CREEK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "RE-SUBDIVISION, SONDRAN CREEK, LOTS 2 AND 3", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREIN AND HEREBY DECLARES SAID RE-PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS AND STREET SHALL BE KNOWN BY THE NUMBER, NAME GIVE TO EACH RESPECTIVELY.

IN WITNESS WHEREOF:

SONDRAN CREEK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS HEREINTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_ 2016.

SONDRAN CREEK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,

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

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

## ACKNOWLEDGMENT:

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2016, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE AUTHORIZED AGENT OF SONDRAN CREEK, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES, PLATTED HEREIN IS A SURVEY PREPARED BY S&W LAND SURVEYING SERVICES, INC., AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Richard A. Stockman*  
RICHARD A. STOCKMAN 04/12/2016  
10801 N. 24TH AVENUE, PHOENIX, ARIZONA 85029  
PH: 602-368-8664  
ARIZONA REGISTERED LAND SURVEYOR #36326

EXPIRES 6/30/16

## LOT AREA TABLE

| LOT   | AREA                     |
|-------|--------------------------|
| 2     | 759,821 SF/17.4431 ACRES |
| 3     | 160,901 SF/3.6938 ACRES  |
| 4     | 49,591 SF/1.1385 ACRES   |
| TOTAL | 970,313 SF/22.2753 ACRES |

SUB 16-04

**S&W LAND SURVEYING SERVICES**  
10801 N. 24TH AVE, SUITE 109  
PHOENIX, ARIZONA 85029  
PHONE : 602-368-8644  
WWW.SWLANDSURVEYING.COM

RE-PLAT SONORAN CREEK LOTS 2 AND 3

SHEET: 1 OF 3

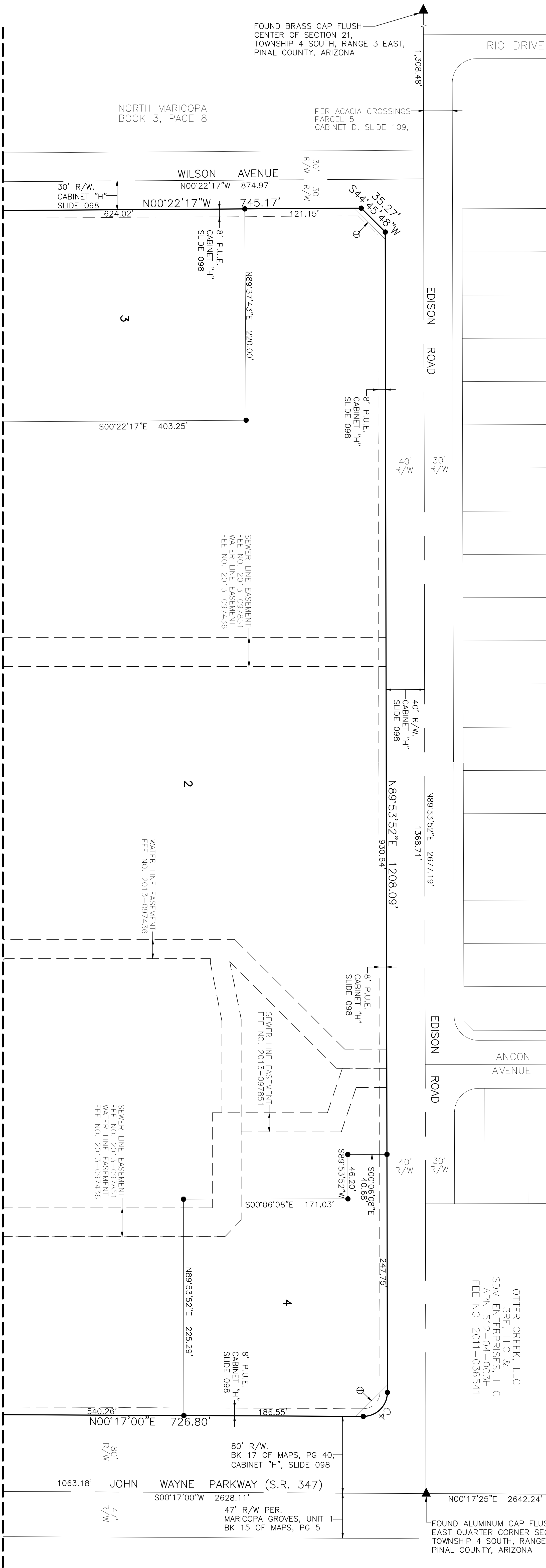
DATE PREPARED: 01-15-2016

|   |             |
|---|-------------|
| STATE OF ARIZONA )<br>COUNTY OF PINAL ) SS  | COUNTY SEAL |
| I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS<br>FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN<br>FILE NO. _____<br>DATE: _____<br>REQUEST OF: _____<br>WITNESS MY HAND AND OFFICIAL SEAL<br>VIRGINIA ROSS PINAL COUNTY RECORDER<br>BY: _____ DEPUTY |             |

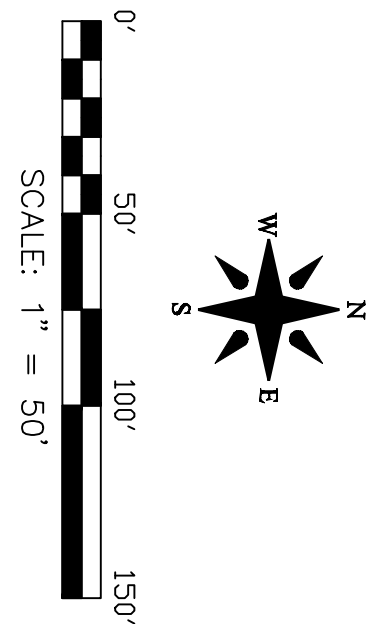
FOUND ARIZONA HIGHWAY  
DEPARTMENT BRASS CAP IN HAND  
NORTHEAST CORNER SECTION 21,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
PINAL COUNTY, ARIZONA

OTTER CREEK, LLC  
3RE, LLC &  
SDM ENTERPRISES, LLC  
APN 512-04-003H  
FEE NO. 2011-036541

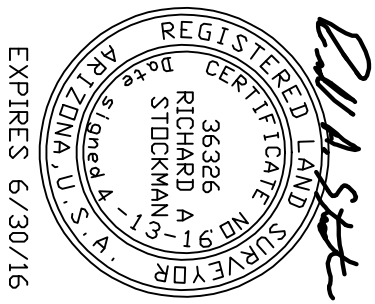
FOUND ALUMINUM CAP FLUSH  
EAST QUARTER CORNER SECTION 21,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
PINAL COUNTY, ARIZONA



| CURE TABLE |        |            |             |
|------------|--------|------------|-------------|
| CURE       | RADIUS | ARC LENGTH | DELTA ANGLE |
| C1         | 25.00  | 39.27      | 90.00 00"   |
| C2         | 706.97 | 75.70      | 6.08 06"    |
| C3         | 936.37 | 310.39     | 18.59 33"   |
| C4         | 25.00  | 39.44      | 90.23 08"   |
| C5         | 170.00 | 49.10      | 16.32 55"   |
| C6         | 746.97 | 247.49     | 18.59 01"   |
| C7         | 896.37 | 297.13     | 18.59 32"   |



**MATCH LINE SEE SHEET 3**



**S&W** LAND SURVEYING SERVICES  
 10801 N. 24TH AVE., SUITE  
 PHOENIX, ARIZONA 85029  
 PHONE : 602-368-8644  
 WWW.SWLANDSURVEYING.COM

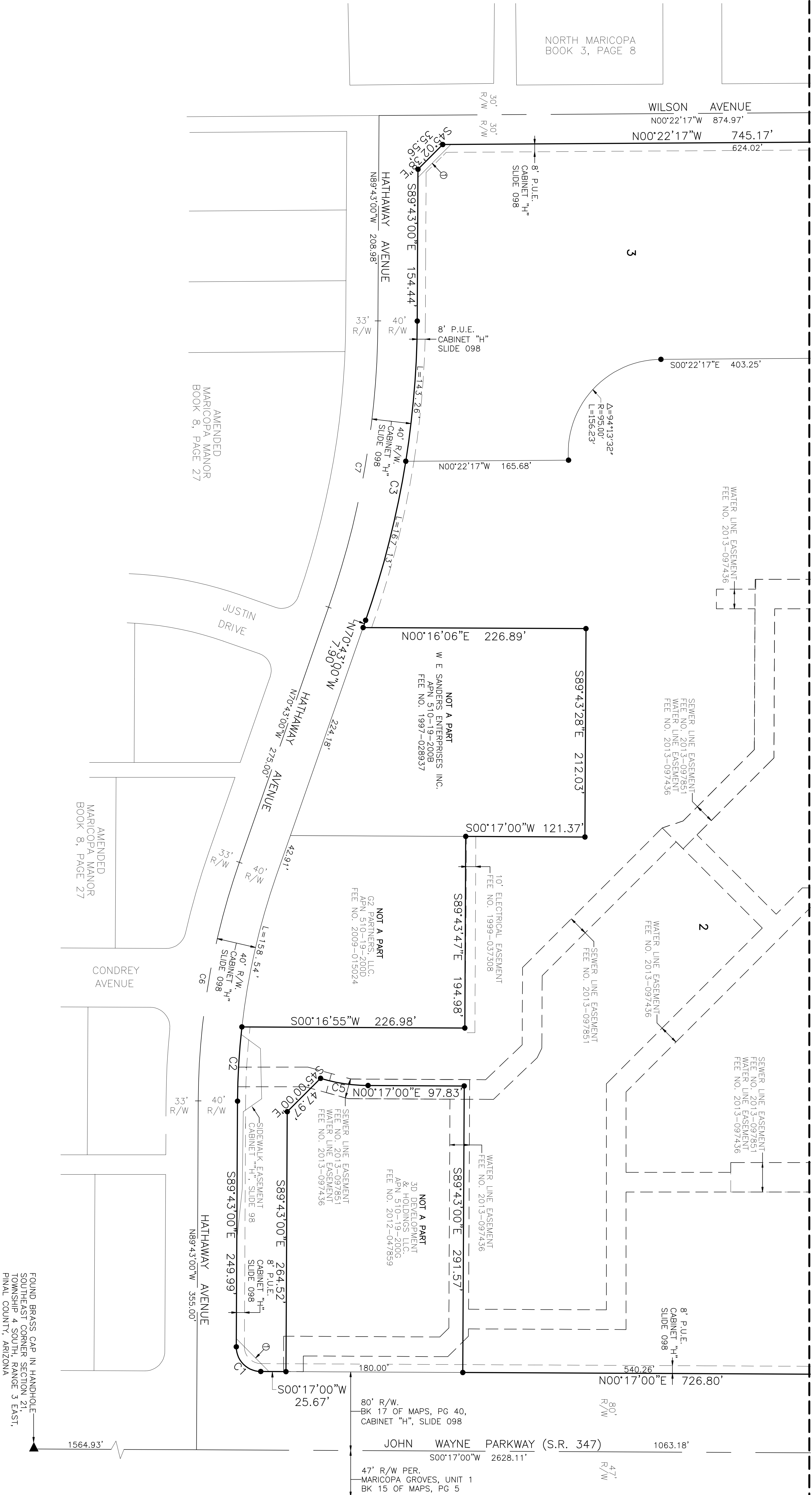
SUB 16-04

SHEET: 2 OF 3

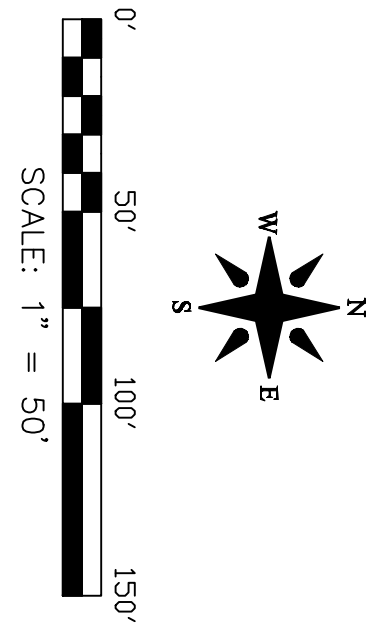
DATE PREPARED: 01/15/2016

|  |  |
|--|--|
| STATE OF ARIZONA )<br>COUNTY OF PINAL ) SS | 1. HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN<br>FEE NO. _____<br>DATE: _____<br>REQUEST OF: _____<br>WITNESS MY HAND AND OFFICIAL SEAL<br>VIRGINIA ROSS PINAL COUNTY RECORDER<br>BY: _____ DEPUTY |
| COUNTY SEAL                                |  |

MATCH LINE SEE SHEET 2



| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE |
|-------|---------|------------|-------------|
| C1    | 25.00'  | 39.27'     | 90°00'00"   |
| C2    | 706.97' | 75.70'     | 6°08'06"    |
| C3    | 936.37' | 310.39'    | 18°59'33"   |
| C4    | 25.00'  | 39.44'     | 90°23'08"   |
| C5    | 170.00' | 49.10'     | 16°32'55"   |
| C6    | 746.97' | 247.49'    | 18°58'01"   |
| C7    | 896.37' | 297.13'    | 18°59'32"   |



**S&W** LAND SURVEYING SERVICES

10801 N. 24TH AVE, SUITE 109  
PHOENIX, ARIZONA 85029  
PHONE : 602-368-8644  
WWW.SWLANDSURVEYING.COM

FOUND BRASS CAP IN HANDHOLE—  
SOUTHEAST CORNER SECTION 21,  
TOWNSHIP 4 SOUTH, RANGE 3 EAST,  
PINAL COUNTY, ARIZONA

SUB 16-04