

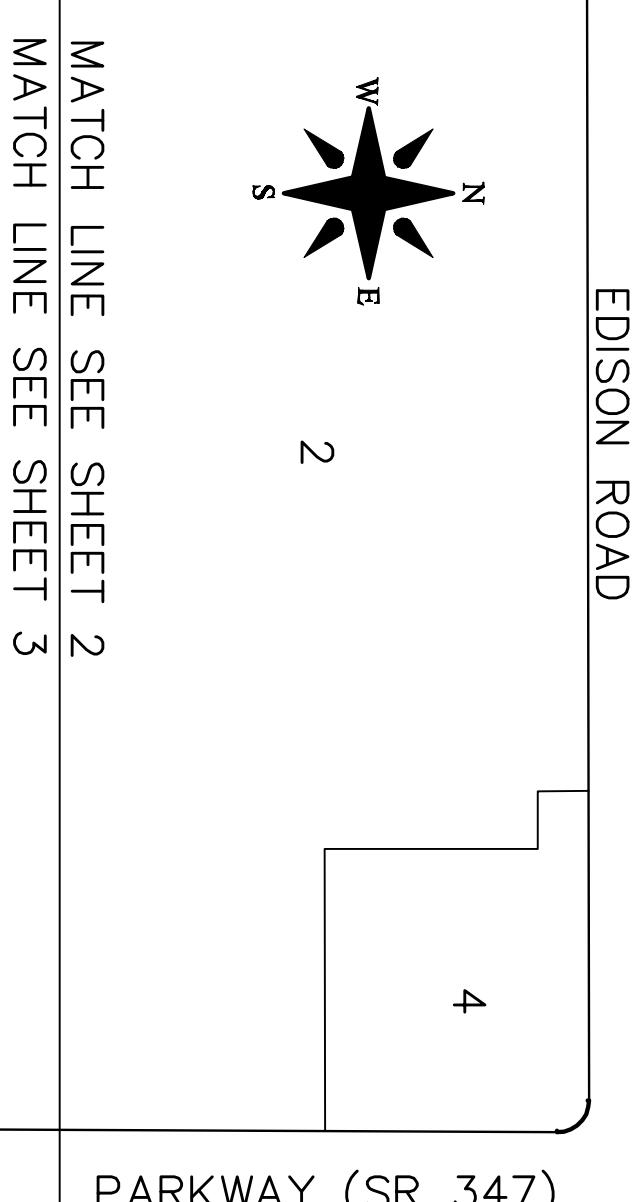
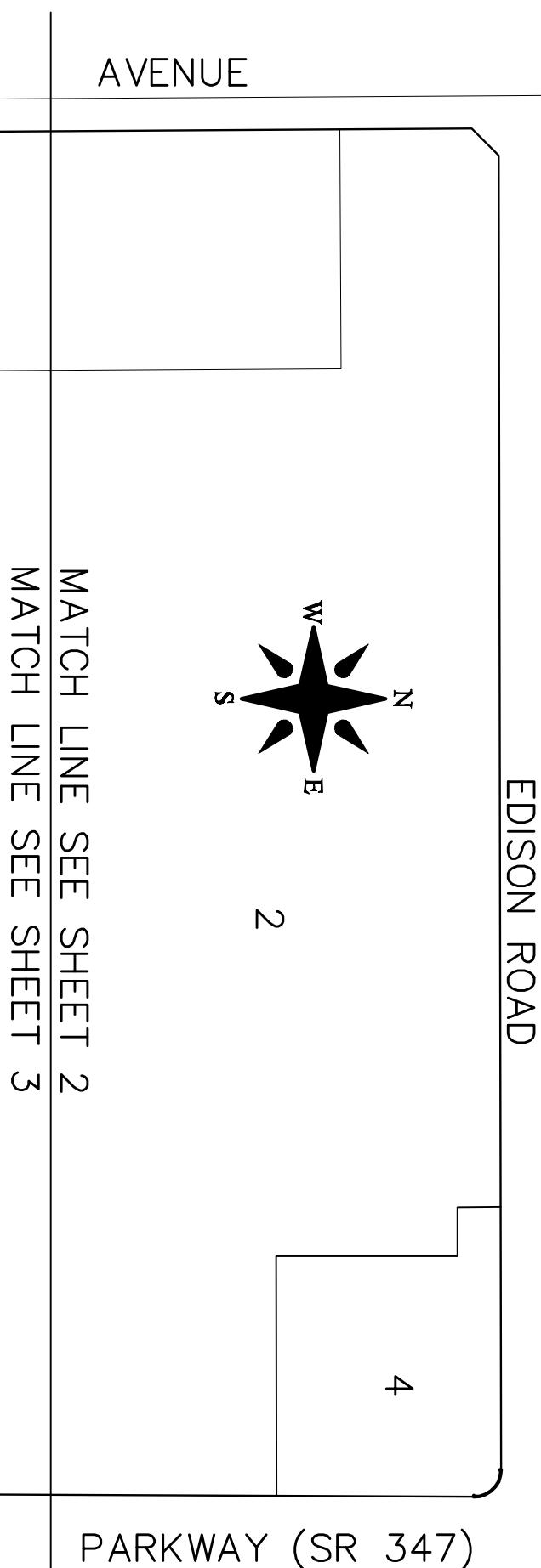
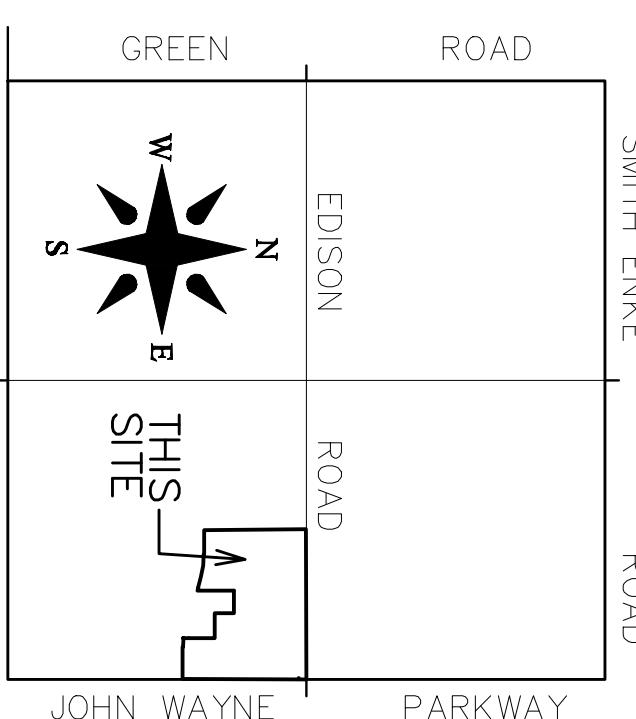
RE-PLAT OF SONORAN CREEK - LOTS 2 AND 3

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

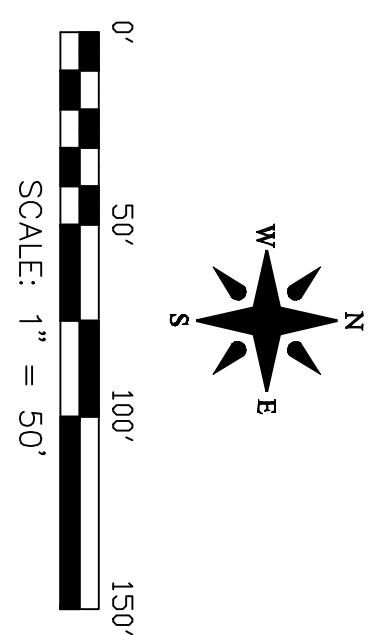
STATE OF ARIZONA) COUNTY OF PINAL) SS	BY: _____
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN FEE NO. _____	WITNESS MY HAND AND OFFICIAL SEAL
DATE: _____	DEPUTY: _____
VIRGINIA ROSS PINAL COUNTY RECORDER	

NOTES

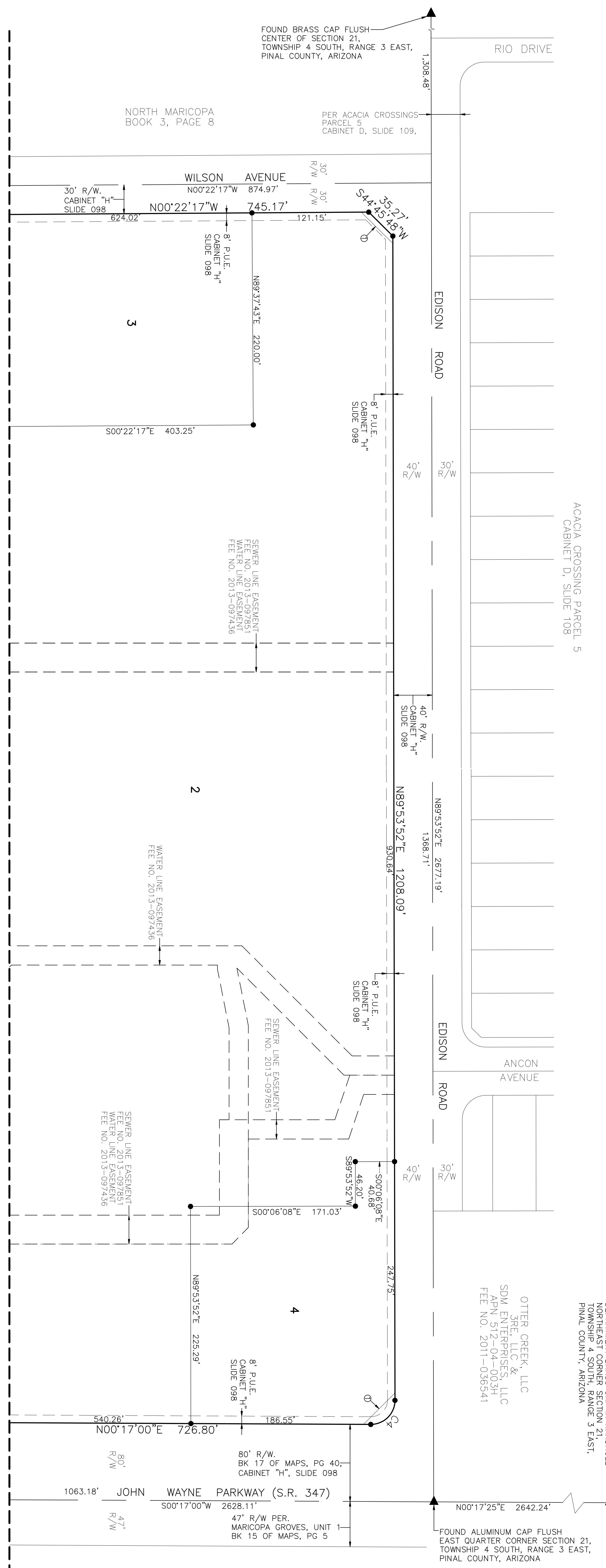
- ALL STREETS ARE EXISTING PUBLIC STREETS.
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF MARICOPA DOMESTIC WATER IMPROVEMENT DISTRICT WHICH DOES NOT CURRENTLY HAVE AN ASSURED WATER SUPPLY CERTIFICATE PURSUANT TO ARS 45-356. HOWEVER, A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATED SUBDIVISION HAS BEEN RECEIVED FROM THE PLATED COMPANY AS EVIDENCED BY 3-26-13, A COPY OF WHICH IS SUBMITTED WITH THE PLAT.
- A 1/2 CAPPED REBAR WALL 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 RE-PLACED UTILITIES SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND 7-ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION.
- NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, TO 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 REMOVALABLE SECTION-TYPE FENCING AND DRIVEWAYS.
- ALL EASEMENTS 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 (NATURAL, ETC.) OR 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 OPERATION AND RECIPROCAL EASEMENT AGREEMENT FOR SONORAN CREEK MARKETPLACE, AS RECORDED WITH THE PINAL COUNTY RECORDER'S OFFICE IN FEE NO. 2012-04-848.
- A CROSS DRAINAGE EASEMENT IS TO BE PLACED OVER PORTIONS OF THE PROPERTY AS MORE FULLY SET FORTH IN THE COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT FOR SONORAN CREEK MARKETPLACE, AS RECORDED WITH THE PINAL COUNTY RECORDER'S OFFICE IN FEE NO. 2012-07-848.
- 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 RECORDER'S OFFICE IN FEE NO. 2012-07-843.
- 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, UN-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 CUB SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THE BUTTING PROPERTY OWNER. ANY DECORATIVE PAVEMENT WITHIN THE RIGHT-OF-WAY MUST ALSO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



CURVE TABLE		
CURVE RADIUS	ARC LENGTH	DETA ANGLE
C1 25.00'	39.27'	9000.00"
C2 706.97'	75.70'	6708.06"
C3 936.37'	310.59'	1859.33"
C4 25.00'	39.44'	9023.08"
C5 170.00'	49.10'	1632.25"
C6 706.97'	24.39'	1859.01"
C7 896.37'	297.13'	1859.32"



MATCH LINE SEE SHEET 3



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
COUNTY SEAL



S&W LAND SURVEYING SERVICES	
RE-PLAT SONORAN CREEK LOTS 2 AND 3	SHEET: 2 OF 3
SUB 16-04	
10801 N. 24TH AVE., SUITE 109 PHOENIX, ARIZONA 85029 PHONE: 602-248-8644 WWW.SWLANDSURVEYING.COM	

DATE PREPARED: 01/15/2016

