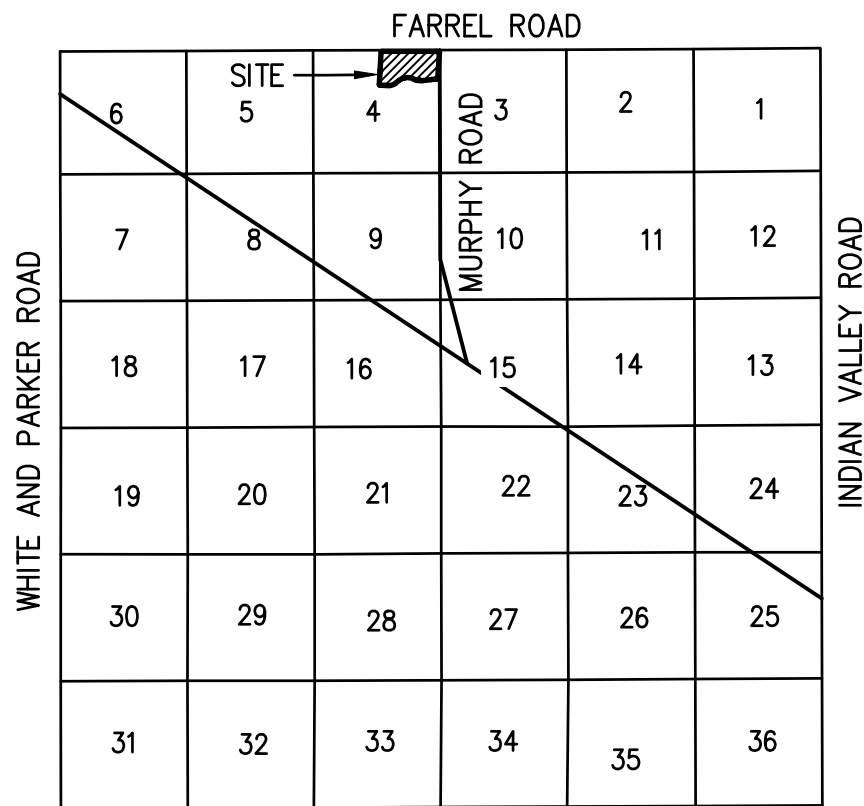
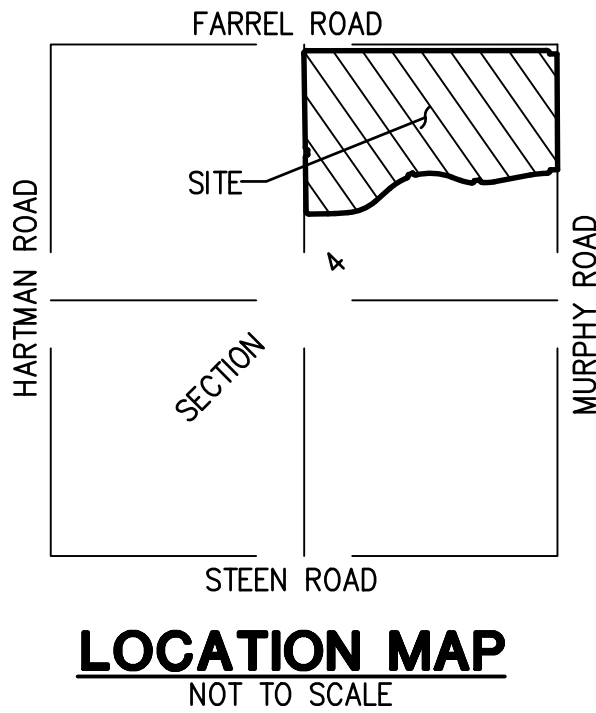


FINAL PLAT
FOR
DESERT SUNRISE HIGH SCHOOL

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, A REPLAT OF THE FINAL PLAT FOR CORTONA - PARCEL 5 FILED AS FEE NUMBER 2018-065925, A REPLAT OF TRACTS H1A AND G1A OF THE FINAL PLAT FOR CORTONA - PHASE 1A FILED AS FEE NUMBER 2018-065924, ALL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
NTS
T5S-R4E



LOCATION MAP
NOT TO SCALE

SHEET INDEX

FP01 - COVER SHEET
FP02 - PLAT SHEET

OWNER/DEVELOPER

MARICOPA UNIFIED SCHOOL DISTRICT NO. 20
44150 W MARICOPA CASA GRANDE HWY,
MARICOPA, AZ 85138
PHONE: (520) 568-5100
CONTACT: TRACEY LOPEMAN, SUPERINTENDENT

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: BRIAN J. BENEDICT, RLS

UTILITY COMPANIES

UTILITY	COMPANY
SCHOOL	MARICOPA UNIFIED SCHOOL DISTRICT
WATER	GLOBAL UTILITIES
SEWER	GLOBAL UTILITIES
ELECTRICITY	ELECTRIC DISTRICT NO. 3
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	ORBITEL COMMUNICATIONS
CABLE TELEVISION	ORBITEL COMMUNICATIONS
FIRE	MARICOPA FIRE DEPARTMENT
POLICE	MARICOPA POLICE DEPARTMENT

NOTE:
ALL INDIVIDUAL PARCEL PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

LAND USE TABLE	
GROSS ACREAGE	78.1608 ACRES
AREA OF ROW	1.4990 ACRES
NET ACREAGE	76.6618 ACRES
AREA OF TRACTS	0.0000 ACRES
TOTAL NUMBER OF LOTS	1 LOTS
OVERALL DENSITY	N/A
AVERAGE AREA PER LOT	N/A

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENT SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL EXISTING EASEMENTS AND RIGHT OF WAYS AS SHOWN AND DEDICATED ON THE FINAL PLAT FOR CORTONA - PARCEL 5 FILED AS FEE NUMBER 2018-065925 WITHIN THIS PLAT BOUNDARY ARE HEREBY ABANDONED BY THE RECORDATION OF THIS PLAT.

LEGEND

○	FOUND MONUMENT AS NOTED
⊗	FOUND BRASS CAP IN HAND HOLE
⊙	FOUND BRASS CAP FLUSH
●	SET 1/2" REBAR W/ CAP, RLS 32222 OR AS NOTED
_____	BOUNDARY LINE
-----	EASEMENT LINE
_____	SECTION LINE
_____	CENTER LINE
_____	RIGHT OF WAY LINE
_____	PARCEL LINE
R/W	RIGHT-OF-WAY
P.C.R.	PINAL COUNTY RECORDS
RLS	REGISTERED LAND SURVEYOR
APN	ASSESSOR PARCEL NUMBER

ASSURED WATER STATEMENT:

MARICOPA UNIFIED HIGH SCHOOL DISTRICT #20, AN ARIZONA PUBLIC SCHOOL DISTRICT, AS OWNER, HAS RECEIVED A CERTIFICATE OF ASSURED WATER SUPPLY FOR THIS SUBDIVISION PURSUANT TO A.S.R. 45-576, AND SUBMIT SAID CERTIFICATE WITH THIS PLAT.

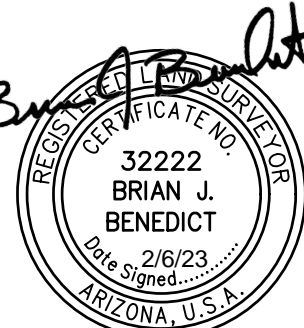
BASIS OF BEARINGS

BASIS OF BEARING IS N89°39'38"W ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2022 AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRIAN J. BENEDICT
RLS# 32222
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
bbenedict@hilgartwilson.com



DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL }SS

KNOW ALL MEN BY THESE PRESENTS:
MARICOPA UNIFIED HIGH SCHOOL DISTRICT #20, AN ARIZONA PUBLIC SCHOOL DISTRICT, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "DESERT SUNRISE HIGH SCHOOL", A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, A REPLAT OF THE FINAL PLAT FOR CORTONA - PARCEL 5 FILED AS FEE NUMBER 2018-065925 AND A REPLAT OF TRACTS H1A AND G1A OF THE FINAL PLAT FOR CORTONA - PHASE 1A FILED AS FEE NUMBER 2018-065924, ALL RECORDS OF PINAL COUNTY, ARIZONA, SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT CONSTITUTING SAME AND THAT SAID LOT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO IT RESPECTIVELY.

MARICOPA UNIFIED HIGH SCHOOL DISTRICT #20, AN ARIZONA PUBLIC SCHOOL DISTRICT, HEREBY WARRANTS TO THE CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS CLAIMING UNDER IT, AND ANY OTHER MATTERS OF RECORD.

IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS, WHICHEVER OCCURS FIRST, ALL LOTS WILL BE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND A CERTIFICATION FILED WITH THE CITY OF MARICOPA BY AN ARIZONA REGISTERED LAND SURVEYOR CERTIFYING SUCH LOTS ARE ACCURATELY STAKED AND MARKED, AS DESIGNATED ON THIS PLAT, AND DESCRIBING THE TYPE OF MARKERS USED.

IN WITNESS WHEREOF:

MARICOPA UNIFIED HIGH SCHOOL DISTRICT #20, AN ARIZONA PUBLIC SCHOOL DISTRICT, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS ____ DAY OF _____, 20____.

MARICOPA UNIFIED HIGH SCHOOL DISTRICT #20, AN ARIZONA PUBLIC SCHOOL DISTRICT,

BY: _____
TRACEY LOPEMAN

ITS: SUPERINTENDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE SUPERINTENDENT OF MARICOPA UNIFIED HIGH SCHOOL DISTRICT #20, AN ARIZONA PUBLIC SCHOOL DISTRICT AND BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

APPROVED:

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

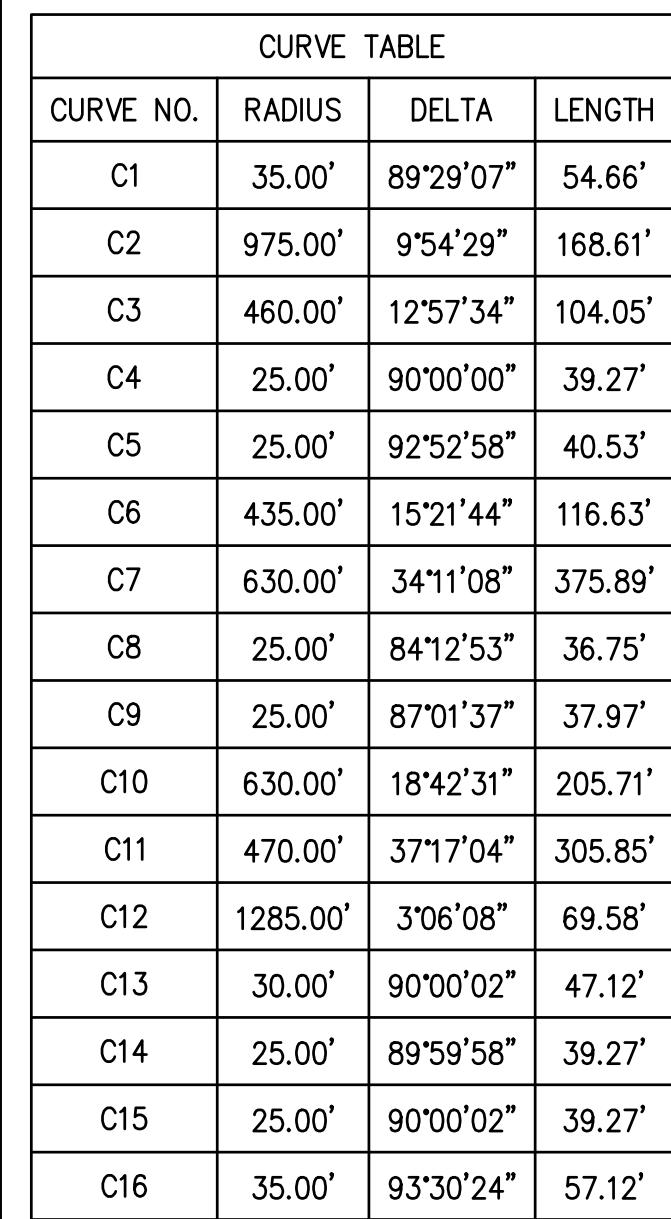
DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVAL:

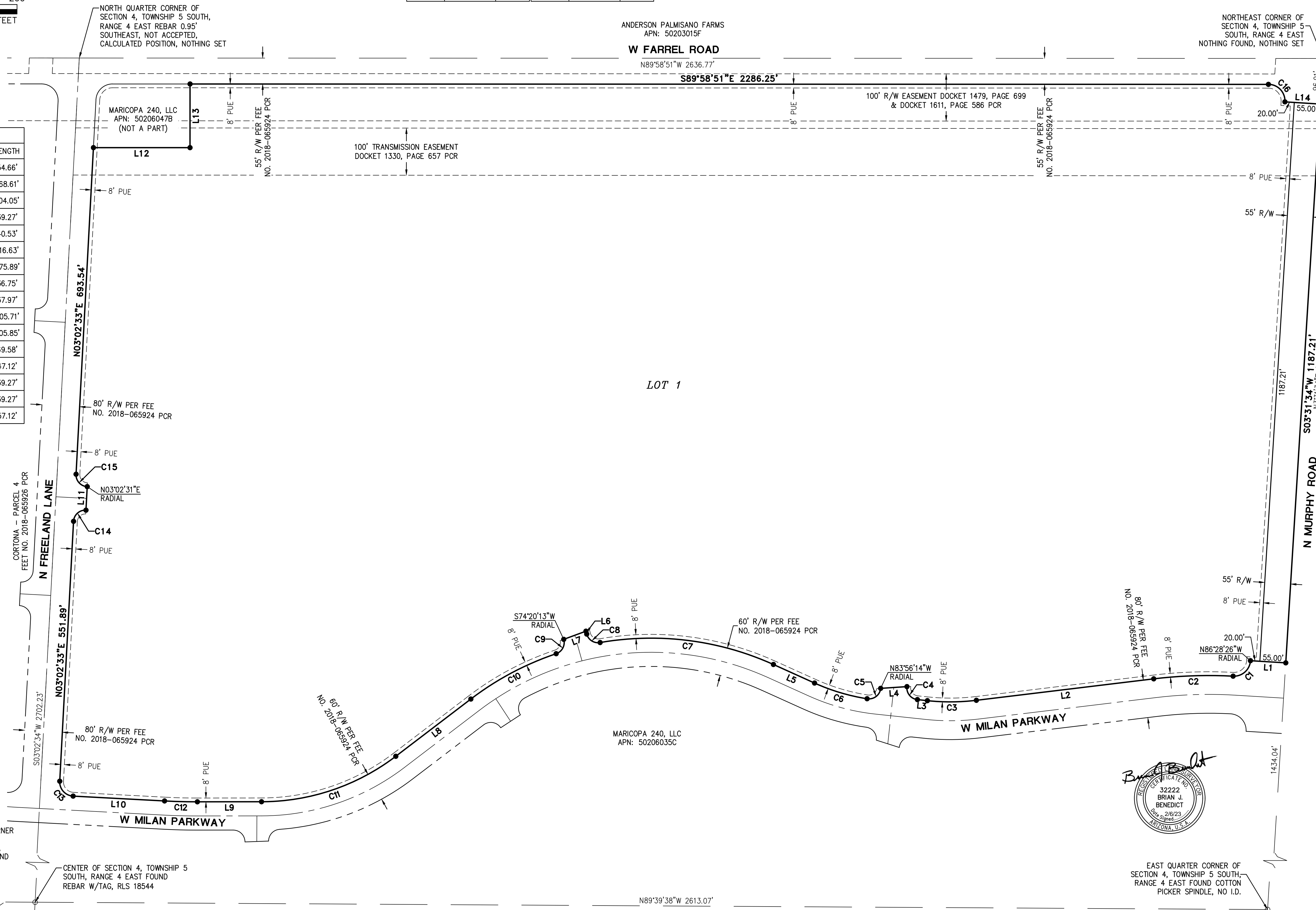
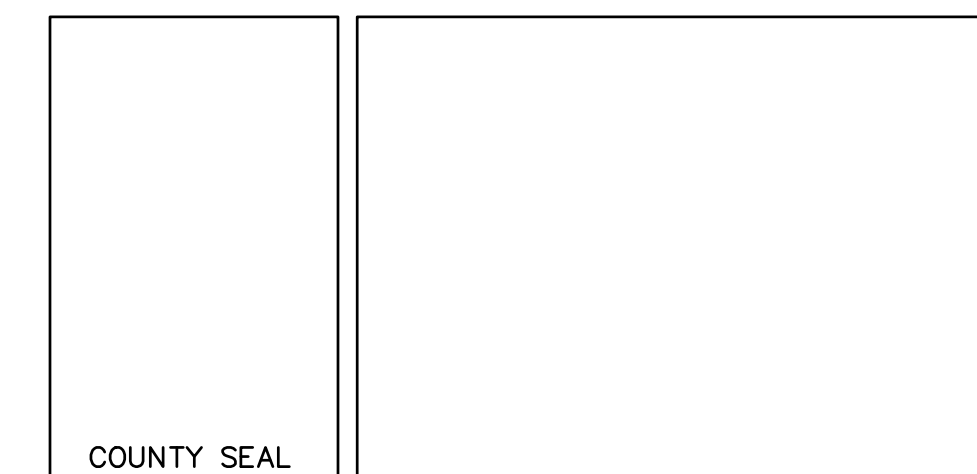
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 2022.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK



LINE TABLE			LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N86°28'26"W	75.00'	L6	N15°39'47"W	6.41'	L11	N03°02'36"E	50.00'
L2	S83°06'12"W	378.79'	L7	S69°48'42"W	50.16'	L12	S89°58'51"E	204.78'
L3	N83°56'14"W	21.24'	L8	S52°39'19"W	200.18'	L13	N00°01'09"E	135.00'
L4	S86°16'55"W	55.81'	L9	S89°56'23"W	136.02'	L14	S86°28'26"E	75.00'
L5	N65°41'32"W	95.69'	L10	N86°57'29"W	194.13'			



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PROJ. NO.: 2247	STATUS:
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DATE: FEB 2023	MUNICIPAL TRACKING NO:
SCALE: AS SHOWN	

APPROVED: B.

DESERT SUNRISE HIGH SCHOOL
SWC OF MURPHY ROAD AND FARREL ROAD
CITY OF MARICOPA, ARIZONA

FINAL PLAT

 **HILGARTWILSON**
ENGINEER | PLAN | SURVEY | MANAGE
141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2438
PHOENIX, AZ 85016
www.hilgartwilson.com

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