

FINAL PLAT
SOUTHBRIDGE MARKETPLACE

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER DOES HEREBY PUBLISH THIS FINAL PLAT FOR "SOUTHBRIDGE MARKETPLACE" OVER A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS, AND FOR, THE PLAT OF SAID "SOUTHBRIDGE MARKETPLACE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OF NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT.

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION IS THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT TO THE PUBLIC FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, HEREBY WARRANT TO PINAL COUNTY, 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.

STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.

33-FOOT BY 33-FOOT RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AT ALL INTERSECTIONS WITH A PUBLIC STREET. SIGHT VISIBILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND SHALL BE MAINTAINED BY ADJACENT PROPERTY OWNERS.

IN WITNESS WHEREOF: THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, 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 _____, 2023.

OWNER: THE CITY OF MARICOPA, A MUNICIPAL CORPORATION

BY: _____

ITS: AUHORIZED REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS ____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEEOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____
NOTARY PUBLIC DATE

MY COMMISSIONN EXPIRES: _____

CITY OF MARICOPA NOTES

1. NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
2. STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
5. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
6. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED THE PLANNED AREA DEVELOPMENT APPROVAL
7. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
8. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
9. A 1/2-INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
10. RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION.
11. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- 12.THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR ADJACENT PROPERTY OWNER.
- 13.PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.

PARENT PARCELS LEGAL DESCRIPTION

PARCEL 1 APN 510-25-009R

A PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 03 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST WEST MID SECTION LINE OF SAID SECTION 27; THENCE EAST 1167.08 FEET; THENCE SOUTH 32 DEGREES EAST 96.21 FEET TO THE POINT OF BEGINNING AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 49 DEGREES EAST 325.08 FEET; THENCE NORTHWESTERLY 231.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40 DEGREES 47 MINUTES 48 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 127.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 325.00 FEET; THENCE NORTHEASTERLY 213.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37 DEGREES 35 MINUTES 48 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 52 DEGREES WEST, 637.06 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY 284.18 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 27 DEGREES 08 MINUTES 15 SECONDS; THENCE ON A NON-TANGENT LINE NORTH 40.21 FEET; THENCE NORTH 05 DEGREES EAST 298.75 FEET; THENCE NORTH 204.58 FEET; THENCE SOUTH 53 DEGREES EAST 1047.66 FEET; THENCE SOUTH 41 DEGREES EAST 276.79 FEET; THENCE SOUTH 53 DEGREES EAST 216.15 FEET;THENCE SOUTH 36 DEGREES WEST 785.30 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 11 IN MINOR LAND DIVISION SURVEY 2021-091167. 651,337 SQUARE FEET, 14.95 ACRES

PARCEL 4 APN 510-25-009U

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 03 EAST, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, EAST A DISTANCE OF 385.26 FEET TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF STATE HWY 347, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 77 DEGREES 58 MINUTES 06 SECONDS WEST, A RADIAL DISTANCE OF 1,550.00 FEET; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, A DISTANCE OF 324.25 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 81.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 45 DEGREES EAST, A DISTANCE OF 21.23 FEET, TO A POINT COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEST HONEYCUTT AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, EAST 468.00 FEET, TO A POINT COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WEST HONEYCUTT AVENUE; THENCE NORTH 110.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, WEST A DISTANCE OF 38.01 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 33.33 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHERLY ALONG THE ARC, A DISTANCE OF 138.98 FEET; THENCE SOUTH 52 DEGREES EAST 392.30 FEET; THENCE SOUTH 54 DEGREES WEST 7.88 FEET TO POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 123.56 FEET; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 134.33 FEET; THENCE NORTH 62 DEGREES WEST, A DISTANCE OF 194.07 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS PARCEL 2 IN SURVEY 2022-122744. 38,845.36 SQUARE FEET, 0.89 ACRES

PARCEL 3 APN 510-25-009P

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 04 SOUTH, 03 EAST LYING NORTHERLY AND EASTERLY OF THOSE PORTIONS DEEDED TO ADOT IN FEE NUMBERS 2017-031389 AND 2018-008353; EXCEPT THAT PORTION PER SWD 2004-003379, 140,958.04 SQ FT, 3.24 ACRES

FLOOD NOTE

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" SHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C0741F WITH A DATE IDENTIFICATION OF JUNE 16, 2014, COMMUNITY 040052 (CITY OF MARICOPA).

ZONE "X" SHADED IS LABELED AS: AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

APPROVALS

THIS PLAT HAS BEEN APPROVED AS TO FORMS BY:

DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

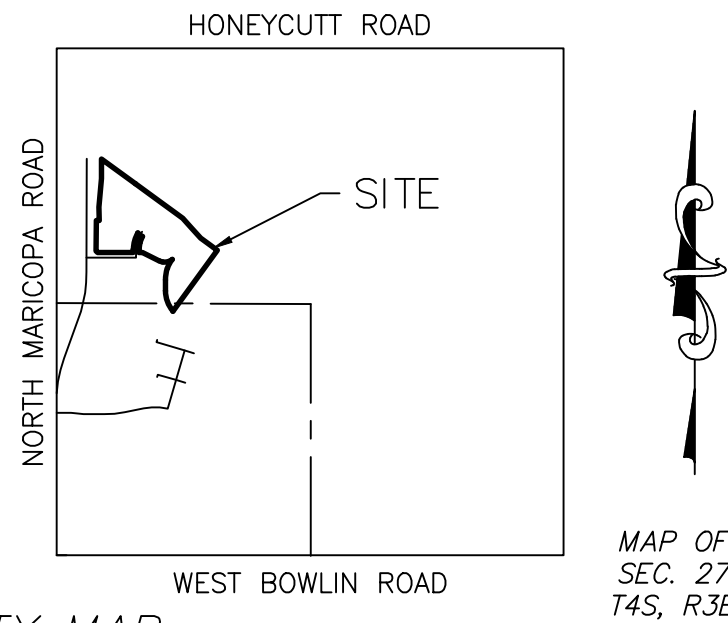
CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA,

THIS _____ DAY OF _____, 2023.

BY: _____ DATE
MAYOR

ATTEST: _____ DATE
CITY CLERK



VICINITY MAP

SCALE: 1" = 2000'

PROPERTY INFORMATION

PARCEL 1
APN: 510-25-009R

PARCEL 3
APN: 510-25-009P

PARCEL 4
APN: 510-25-009U

OWNER OF RECORD

CITY OF MARICOPA
39700 WEST CIVIC CENTER PLAZA
MARICOPA, AZ 85138

ZONING

SC - SHOPPING CENTER ZONE

REFERENCE DOCUMENTS

- (R1) - RECORD OF SURVEY, ACCORDING TO BOOK 23 OF SURVEYS, PAGE 169, PCR.
- (R2) - ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS OF THE "MARICOPA ROAD MARICOPA UNION PACIFIC RAILROAD CROSSING"
- PROJECT NUMBER: 347-PN 172, H7007
- DRAWING NUMBER: D-11-T-497
- (R3) - RECORD OF SURVEY PER FEE 2022-122744.
- (R4) - RECORD OF SURVEY PER FEE 2021-091167.

BASIS OF BEARING


THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)

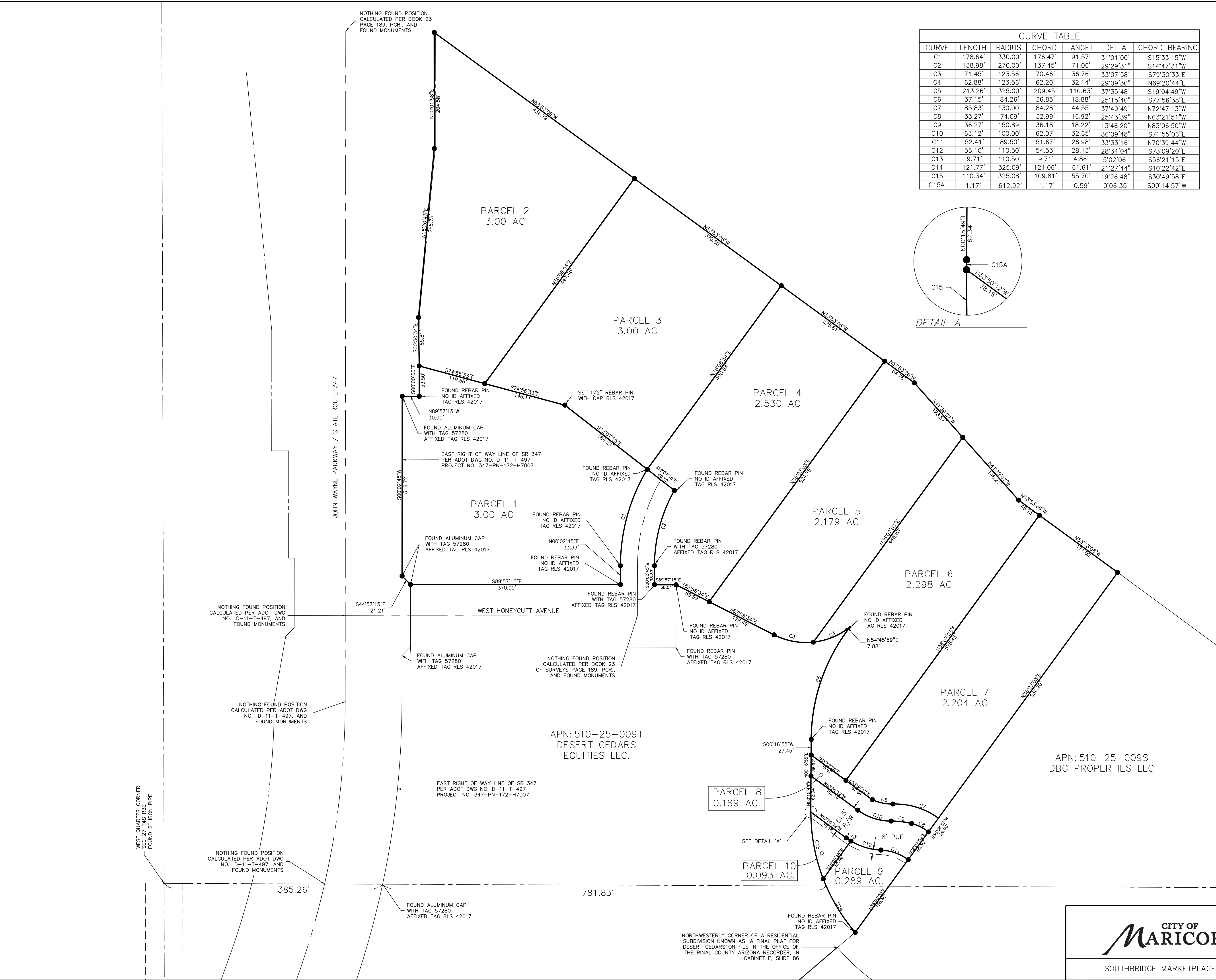
SURVEYOR CERTIFICATE

I, KERRY OSBORN, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA DO HEREBY CERTIFY THAT THIS DRAWING IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF NOVEMBER, 2023 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

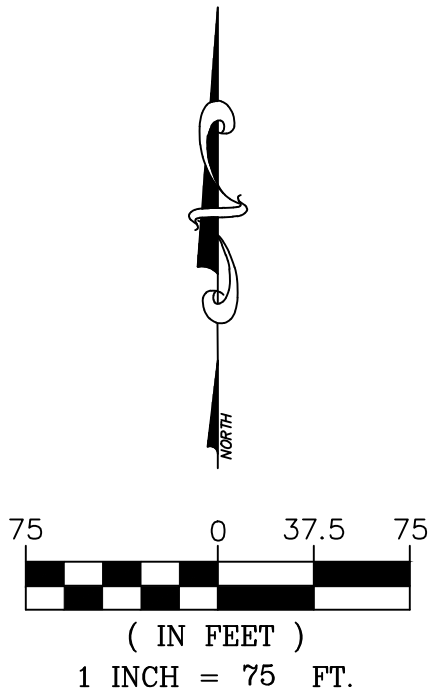
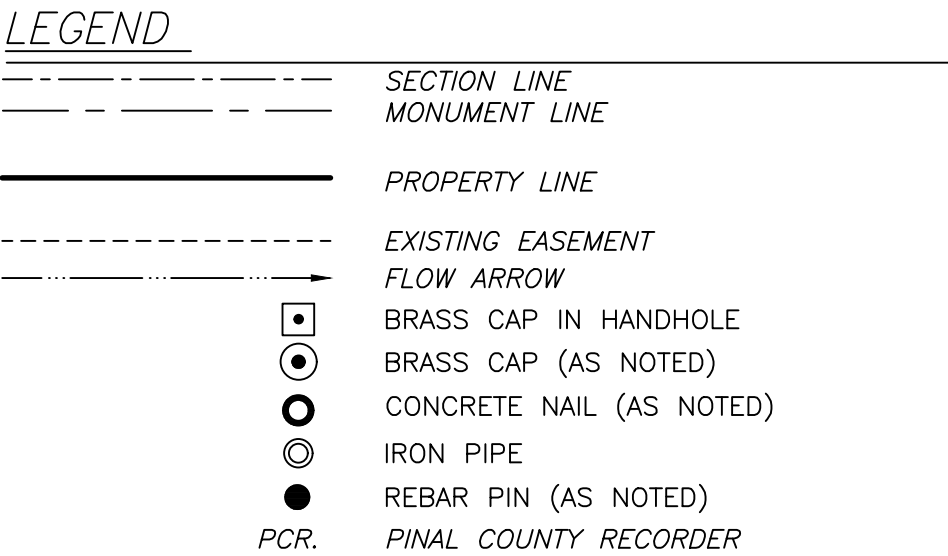
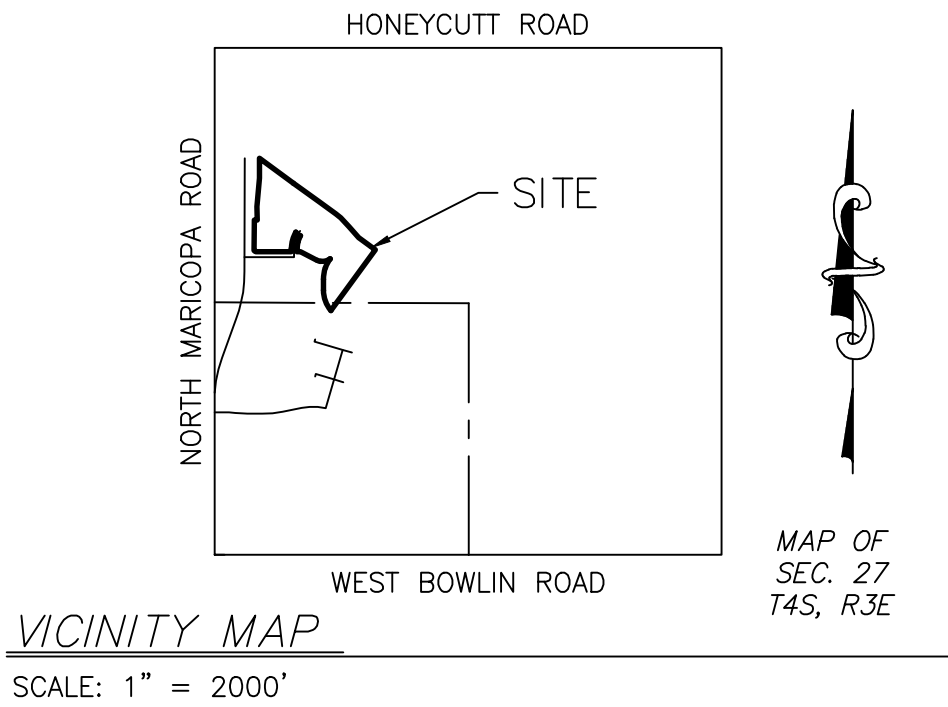
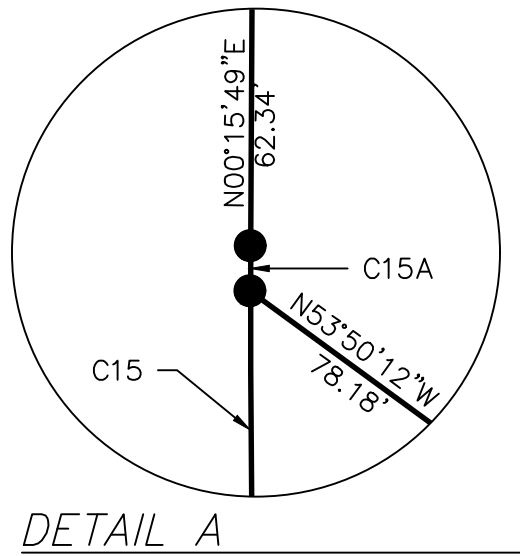



KERRY OSBORN
ARIZONA R.L.S. 18551

 SOUTHBRIDGE MARKETPLACE PLAT	DRAWN BY: ER	CHECKED BY: KO
	DATE: NOVEMBER 22, 2023	
	JOB NUMBER	SHEET
	2023-01	1 OF 2



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA	CHORD BEARING
C1	178.64'	330.00'	176.47'	91.57'	31°01'00"	S15°33'15"W
C2	138.98'	270.00'	137.45'	71.06'	29°29'31"	S14°47'31"W
C3	71.45'	123.56'	70.46'	36.76'	33°07'58"	S79°30'33"E
C4	62.88'	123.56'	62.20'	32.14'	29°09'30"	N69°20'44"E
C5	213.26'	325.00'	209.45'	110.63'	37°35'48"	S19°04'49"W
C6	37.15'	84.26'	36.85'	18.88'	25°15'40"	S77°56'38"E
C7	85.83'	130.00'	84.28'	44.55'	37°49'49"	N72°47'13"W
C8	33.27'	74.09'	32.99'	16.92'	25°43'39"	N63°21'51"W
C9	36.27'	150.89'	36.18'	18.22'	13°46'20"	N83°06'50"W
C10	63.12'	100.00'	62.07'	32.65'	36°09'48"	S71°55'06"E
C11	52.41'	89.50'	51.67'	26.98'	33°33'16"	N70°39'44"W
C12	55.10'	110.50'	54.53'	28.13'	28°34'04"	S73°09'20"E
C13	9.71'	110.50'	9.71'	4.86'	5°02'06"	S56°21'15"E
C14	121.77'	325.09'	121.06'	61.61'	21°27'44"	S10°22'42"E
C15	110.34'	325.08'	109.81'	55.70'	19°26'48"	S30°49'58"E
C15A	1.17'	612.92'	1.17'	0.59'	0°06'35"	S00°14'57"W



 SOUTHBRIDGE MARKETPLACE PLAT	DRAWN BY: ER		CHECKED BY: KO	
	SCALE: 1" = 75'			
	DATE: NOVEMBER 22, 2023			
	JOB NUMBER		SHEET	
	2023-01		2 OF 2	