

MAP OF DEDICATION OF
TRACT B OF BLOCK PLAT, MOONLIGHT PHASE 1
FEE NO. 2023-063952, CITY OF MARICOPA, ARIZONA
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 16, 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 PERSONS BY THESE PRESENTS:

FORESTAR (USA) REAL ESTATE GROUP INC. HAS SUBDIVIDED UNDER THE NAME OF "MAP OF DEDICATION TRACT B OF BLOCK PLAT, MOONLIGHT PHASE 1 FEE NO. 2023-063952, CITY OF MARICOPA, ARIZONA", AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCEL, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID PARCELS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA, IN FEE ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT OF WAY" OR R/W FOR USE AS PUBLIC RIGHT OF WAY.

CHANNEL MAINTENANCE: MOONLIGHT SHADOW COMMUNITY MASTER ASSOCIATION SHALL MAINTAIN THE FLOODPLAIN CHANNELS AND IMPROVEMENTS LOCATED THEREON WITHIN THE MOONLIGHT COMMUNITY. IMPROVEMENTS LOCATED THEREON, SHALL BE MAINTAINED IN GOOD CONDITION AND REPAIR AT ALL TIMES.

HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

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

IN WITNESS WHEREOF:

FORESTAR (USA) REAL ESTATE GROUP INC. HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED THIS _____ DAY OF _____, 2025.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED _____, WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 17 TOWNSHIP 4 SOUTH, RANGE 3 EAST BRASS CAP, FROM WHICH A FOUND BRASS CAP STAMPED "US DEPT OF THE INTERIOR, ACCEPTED AS THE NORTHWEST CORNER OF SECTION 17 TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS N00°11'45"W A DISTANCE OF 2652.89 FEET;

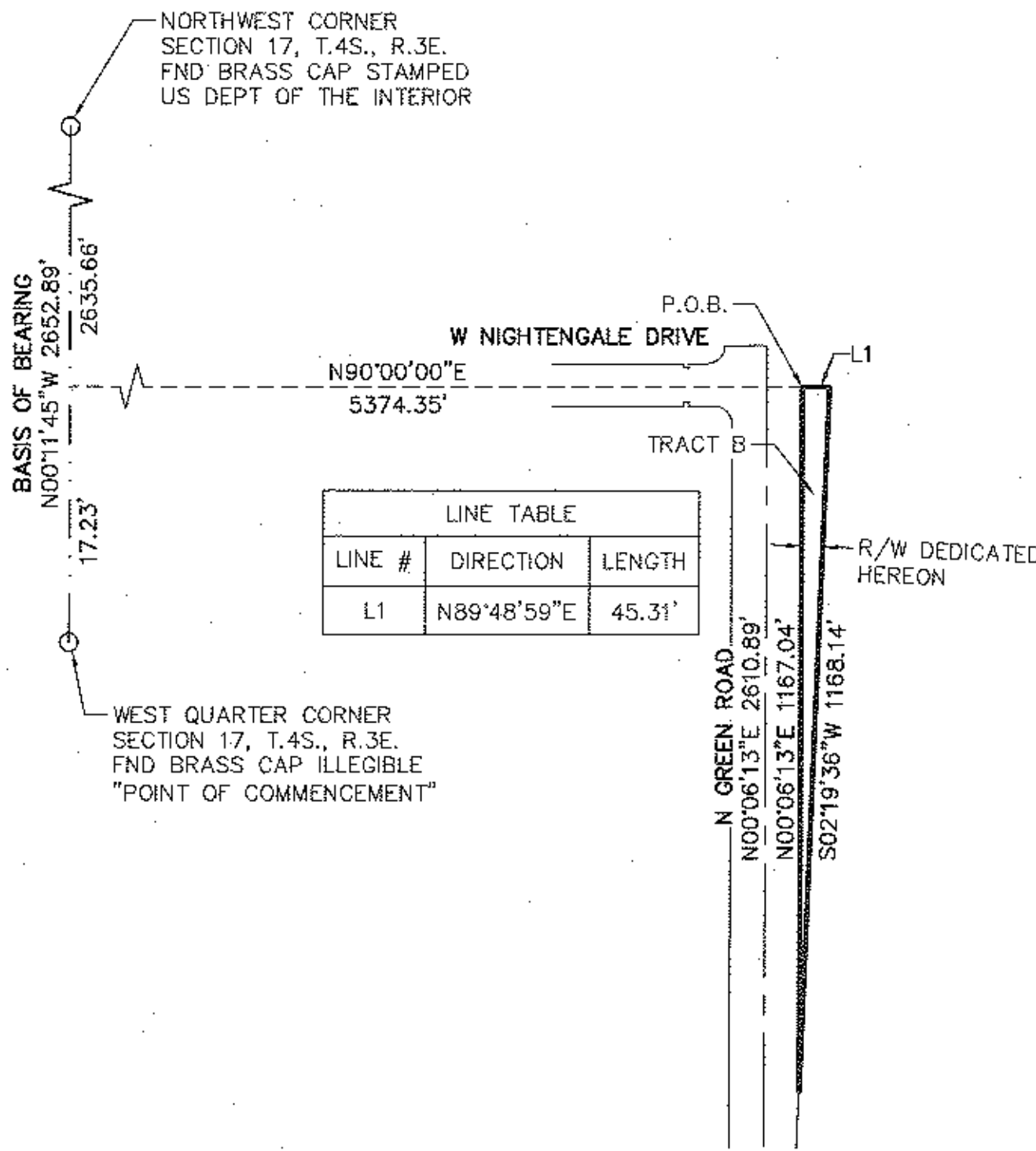
THENCE, ALONG THE WEST LINE OF SAID SECTION 17, N00°11'45"W A DISTANCE OF 17.23 FEET;

THENCE, LEAVING SAID WEST LINE OF SAID SECTION 17, N90°00'00"E A DISTANCE OF 5374.35 FEET TO THE POINT OF BEGINNING;

THENCE, N89°48'59"E A DISTANCE OF 45.31 FEET;

THENCE, S02°19'36"W A DISTANCE OF 1168.14 FEET;

THENCE, N00°06'13"E A DISTANCE OF 1167.04 FEET TO THE POINT OF BEGINNING.



LAND USE TABLE

GROSS ACREAGE 0.61 ACRES

ASSURED WATER STATEMENT

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A DESIGNATION ASSURED WATER SUPPLY, DWR FILE NO. 86-402008.0001, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576, OF THE ARIZONA REVISED STATUTES (ARS).

SANITARY SEWER

GLOBAL WATER - PALO VERDE UTILITIES, LLC AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWER DISPOSAL METHOD.

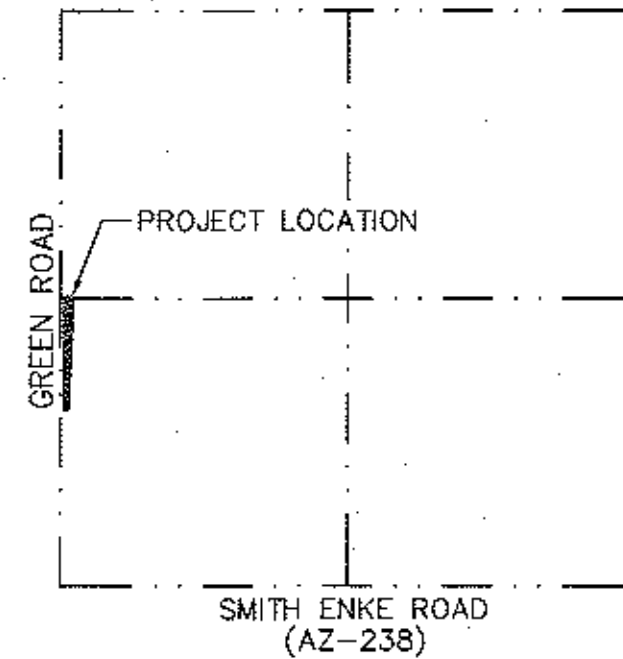
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 2025. THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831



N.T.S.
VICINITY MAP
SECTION 16, T.4S., R.3E.



OWNER/DEVELOPER

FORESTAR (USA) REAL ESTATE GROUP INC
1661 E. CAMELBACK ROAD, SUITE 330
PHOENIX, ARIZONA 85016
PHONE: (480) 801-2419
CONTACT: SILVIA RICO

ENGINEER

ATWELL, LLC
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831
CONTACT: MICHAEL J. PARK PE
CONTACT: JAMES G. SPRING PLS

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES 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.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE WEST LINE OF THE NORTHWEST OF SECTION 17, T.4S., R.3E. BEING N00°11'45"W WITH A DISTANCE OF 2652.89 FEET.

APPROVALS

APPROVED:

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED:

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 2025.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

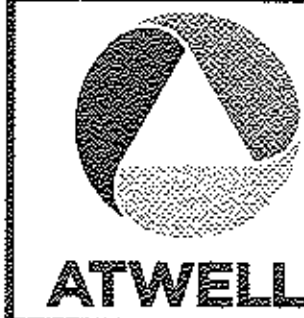


COUNTY: PINAL
SECTIONS: 16
TOWNSHIP: 4 SOUTH
RANGE: 3 EAST

MAP OF DEDICATION
TRACT B OF
BLOCK PLAT, MOONLIGHT PHASE 1
FEE NO. 2023-063952
CITY OF MARICOPA, ARIZONA

JULY 2025

REVISIONS:



PM. J. SPRING

DR. R. GILES

JOB NO. 20002092

PRODUCT: PLT

SCALE 0 125 250
1" = 250 FEET

20002092.MXD BP TRACT B.DWG

SHEET NO.

1 OF 1