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 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 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 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 ABUTTING PROPERTY OWNER. 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_ OWNER: FORESTAR (USA) REAL ESTATE GROUP INC. ACKNOWLEDGMENT STATE OF ARIZONA COUNTY OF PINAL ON THIS ____DAY OF ______2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY 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

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 NOO"11'45'W A DISTANCE OF 2652.89 FEET;

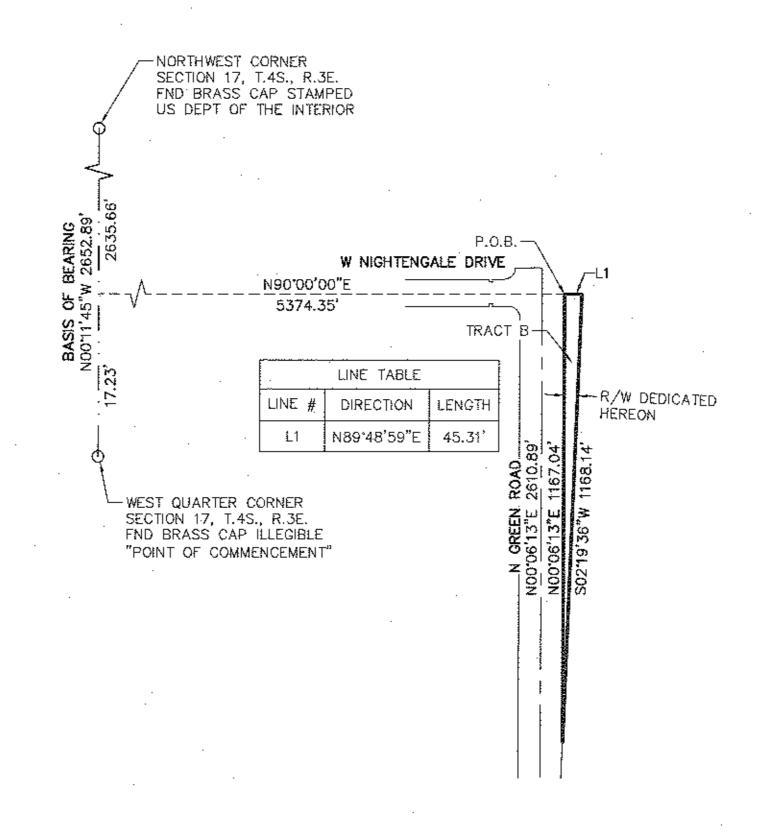
THENCE, ALONG THE WEST LINE OF SAID SECTION 17, NOO'11'45'W A DISTANCE OF 17.23 FEET;

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, NOO'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).

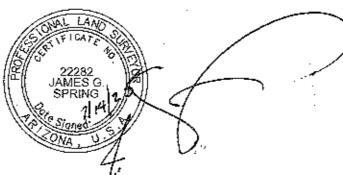
SANITARY SEWER

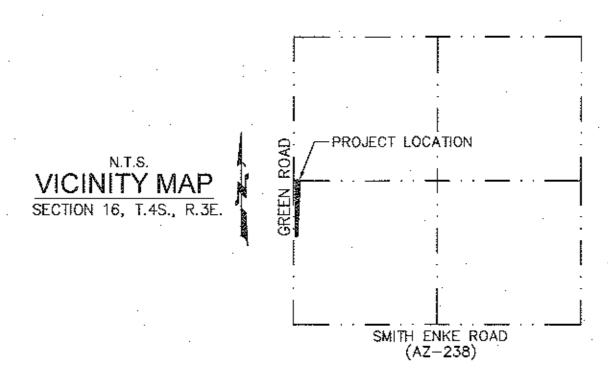
GLOBAL WATER — PALO VERDE UTILITIES, LLC AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWER DISPOSAL METHOD.

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





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.
- 5. 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

DEVELOPMENT SERVICES DIRECTOR

BASIS OF BEARING IS ALONG THE WEST LINE OF THE NORTHWEST OF SECTION 17, T.4S., R.3E. BEING NOO"11"45"W WITH A DISTANCE OF 2652.89 FEET.

APPROVALS APPROVED:

CITY OF MARICOPA, ARIZONA	
APPROVED:	
HTY ENGINEER	DATE
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS	2025.
BY:	DATE
ATTEST:	٠.
CITY CLERK	DATE



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MAP OF DEDICATION
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OCK PLAT, MOONLIGHT PHASE
FEE NO. 2023-063952

2025

REVISIONS:



ATWELL

PM. J. SPRING DR. R. GILES JOB NO. 20002092

PRODUCT, PLT

SCALE 0 125 25

1" = 250 FEET

20002092 MJ. BD TRACT B.DWG

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