

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, AND 8, STONEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN RECORDING NO. 2023-083587.

LEGAL DESCRIPTION

LOT 7, STONEGATE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN RECORDING NO. 2023-083587.

FINAL PLAT OF "STONEGATE"

A PORTION OF SECTIONS 26 & 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, COUNTY OF PINAL, STATE OF ARIZONA.

**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis**

DATE/TIME: 11/15/2023 11:27
 FEE: \$24.00
 PAGES: 1
 FEE NUMBER: 2023-083587

1 of 2

HILGARTWILSON
 HAS JOINED COLLIER'S ENGINEERING & DESIGN
 2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 | F. 602.368.2436
 PHOENIX, AZ 85016 | www.hilgartwilson.com

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }
 COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS THAT STONEGATE BFC, LLC, AN ARIZONA LIMITED COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF "STONEGATE", A PORTION OF SECTION 26 AND 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, COUNTY OF PINAL, STATE OF ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "STONEGATE", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT STONEGATE BFC, LLC, AN ARIZONA LIMITED COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS STONEGATE BFC, LLC, AN ARIZONA LIMITED COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF STONEGATE BFC, LLC, AN ARIZONA LIMITED COMPANY.

STONEGATE BFC, LLC, AN ARIZONA LIMITED COMPANY, AS OWNER, HEREBY DEDICATES THE STREETS HEREON LABELED AS MARICOPA CASA GRANDE HIGHWAY AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES TO THE CITY OF MARICOPA.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB ADJACENT TO TRACT A, EXCEPT ANY DRAINAGE DITCH DEDICATED TO THE CITY SHALL BE THE RESPONSIBILITY OF THE ADJUTING PROPERTY OWNER AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT.

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

IN WITNESS WHEREOF:

STONEGATE BFC, LLC, AN ARIZONA LIMITED COMPANY, 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 9th DAY OF Nov, 2023.

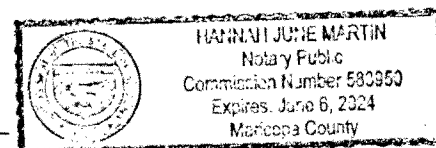
BY: K. Hush

ACKNOWLEDGMENT

STATE OF ARIZONA }
 COUNTY OF PINAL } SS

ON THIS 9 DAY OF November, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Carl Hush WHO ACKNOWLEDGED HE/SHE TO BE Member OF STONEGATE BFC, LLC, AN ARIZONA LIMITED COMPANY AND BEING AUTHORIZED SO TO DO, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC: Hannah Jane Martin MY COMMISSION EXPIRES: June 6, 2024



ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

ASSURED WATER SUPPLY

GLOBAL WATER HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 26-110360 FOR THE SUBDIVISION IN ACCORDANCE WITH THE ARIZONA REVISED STATUTES (ARS).

SANITARY SEWER

THE City HAS NOT AGREED TO SERVE THIS SUBDIVISION, AND DWS HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

APPROVALS

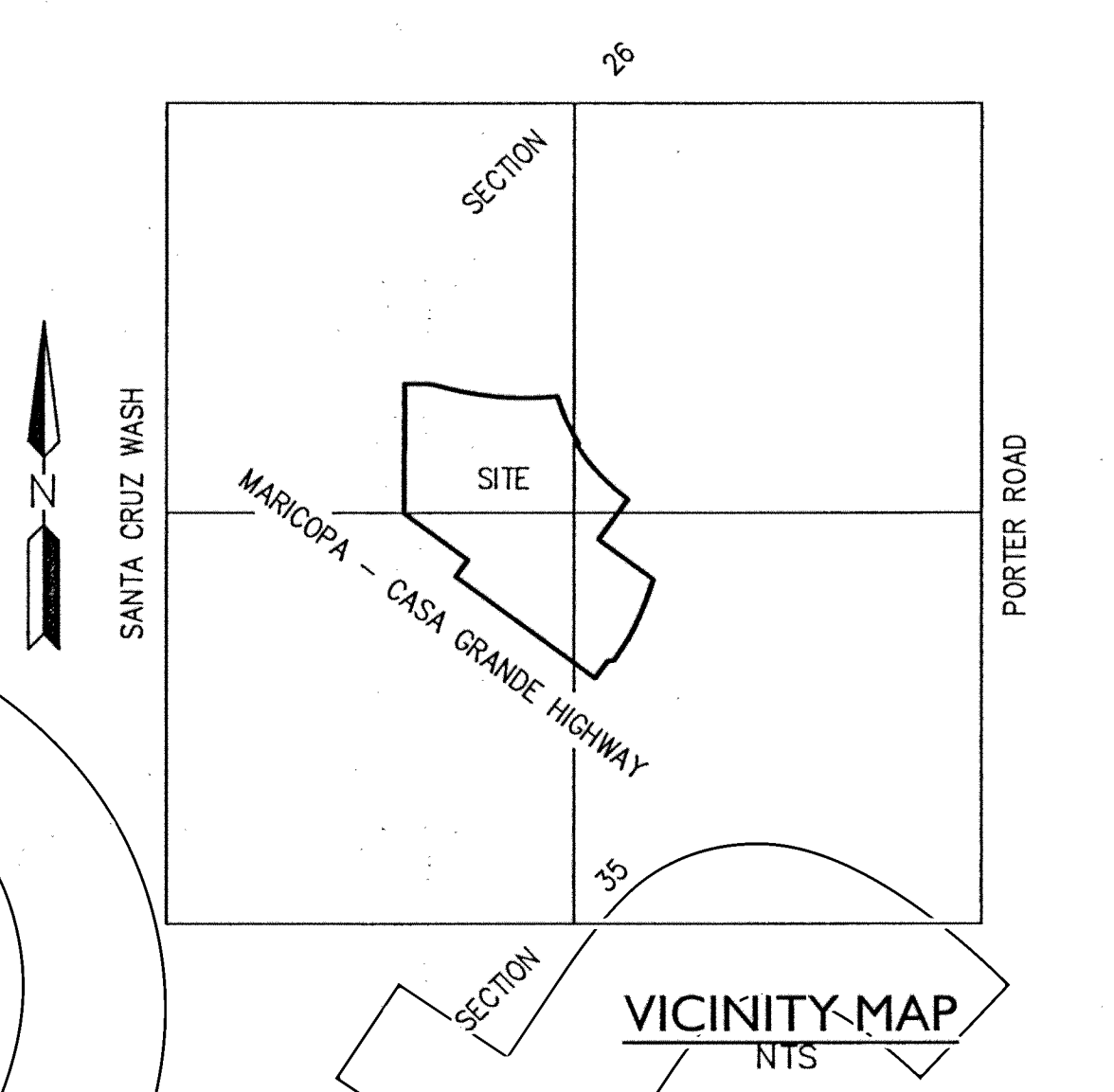
APPROVED: [Signature] 11/13/23
 DEVELOPMENT SERVICES DIRECTOR
 CITY OF MARICOPA, ARIZONA

APPROVED: [Signature] 11/13/2023
 CITY ENGINEER
 CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS 7 DAY OF November, 2023.

BY: [Signature] 11/14/2023
 MAYOR

ATTEST: [Signature] 11/14/2023
 CITY CLERK



PARCEL TABLE

LOT TABLE		
LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	497146	11.41
LOT 2	63045	1.45
LOT 3	72402	1.66
LOT 4	68782	1.58
LOT 5	79471	1.82
LOT 6	67841	1.56
LOT 7	826224	18.97
LOT 8	416625	9.56

LAND USE TABLE

GROSS ACREAGE	54.01 AC
AREA OF STREETS	6.00 AC
NET ACREAGE	48.01 AC
AREA OF LOTS	48.01 AC

LEGEND

- ⊙ FOUND AND ACCEPTED BRASS CAP FLUSH
- FOUND AND ACCEPTED 1/2" REBAR WITH CAP OR PK AND TAG STAMPED "RLS 31020" MONUMENT UNLESS NOTED.
- SET 1/2" REBAR W/ CAP, RLS 48078 OR AS NOTED
- BOUNDARY LINE
- - - CENTER LINE
- - - EASEMENT LINE
- - - PARCEL LINE
- - - SECTION LINE
- - - RIGHT OF WAY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- RLS REGISTERED LAND SURVEYOR
- R/W RIGHT-OF-WAY
- P.C.R. PINAL COUNTY RECORDS
- DKT. DOCKET
- PG. PAGE
- CAB. CABINET
- TYP TYPICAL

OWNER

STONEGATE BFC LLC
 1635 N. GREENFIELD ROAD, STE. 115
 MESA, ARIZONA 85205
 CONTACT: NATE FRANKE

ENGINEER

HILGARTWILSON, LLC
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 PH: 602.490.0535
 FAX: 602.368.2436
 CONTACT: PHIL RIEMER, RLS

BENCHMARK

BENCHMARK IS A FOUND 3" NGS BRASS CAP FLUSH ON RAILROAD HEADWALL SOUTHWEST OF THE INTERSECTION OF PORTER ROAD AND MARICOPA - CASA GRANDE HIGHWAY. NGS POINT DESIGNATION G422. ELEVATION = 1199.66 FEET. DATUM: NAVD88

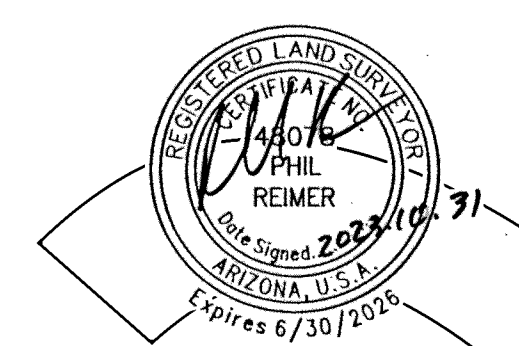
BASIS OF BEARING

BASIS OF BEARING IS N89°08'46"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

LAND SURVEYOR 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 JUNE, 2023; 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.

PHIL RIEMER
 RLS 48078
 HILGARTWILSON, LLC
 2141 E. HIGHLAND AVE., STE 250
 PHOENIX, ARIZONA 85016
 PHONE: (602) 490-0535
 preimer@hilgartwilson.com



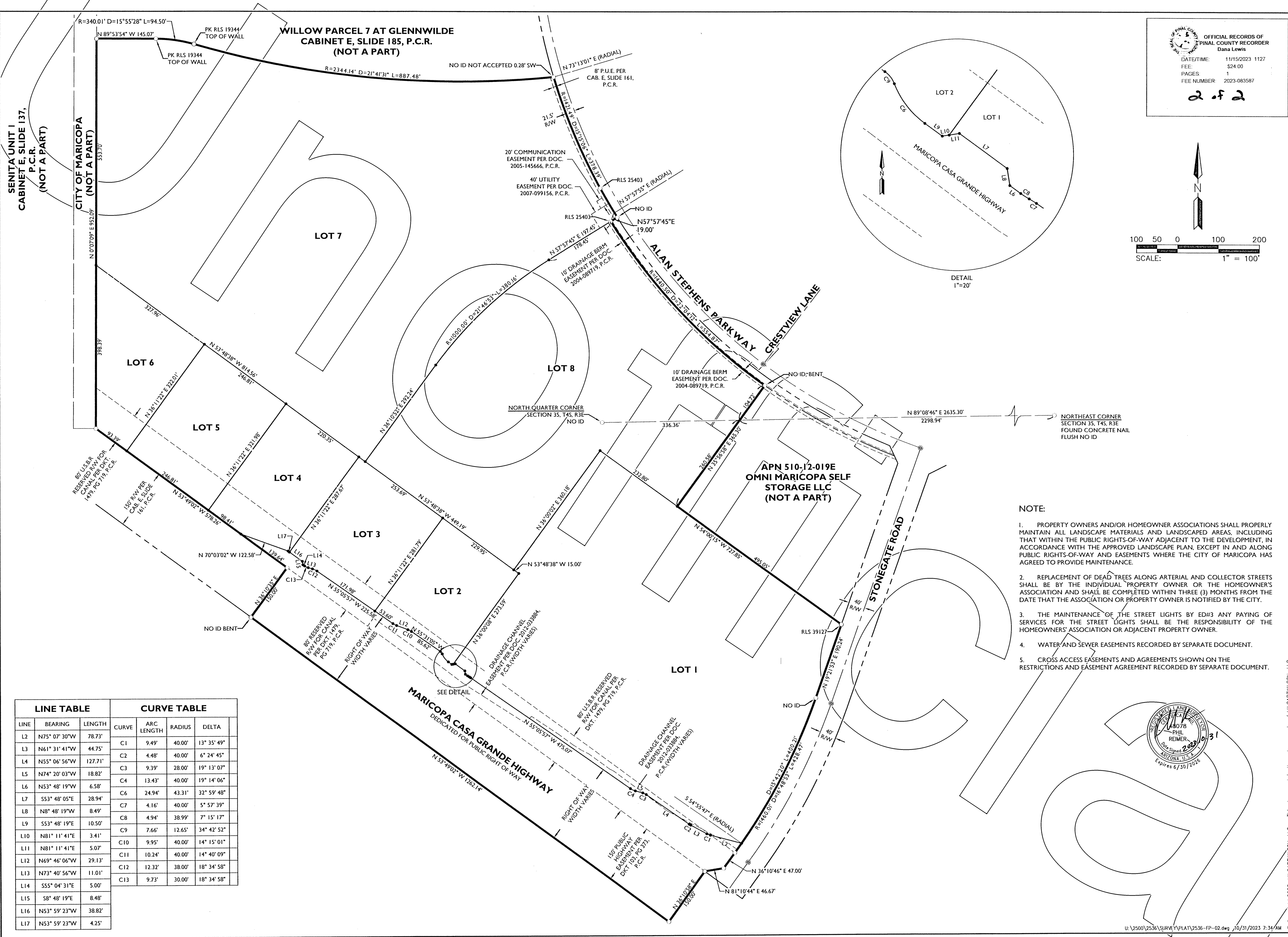
NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

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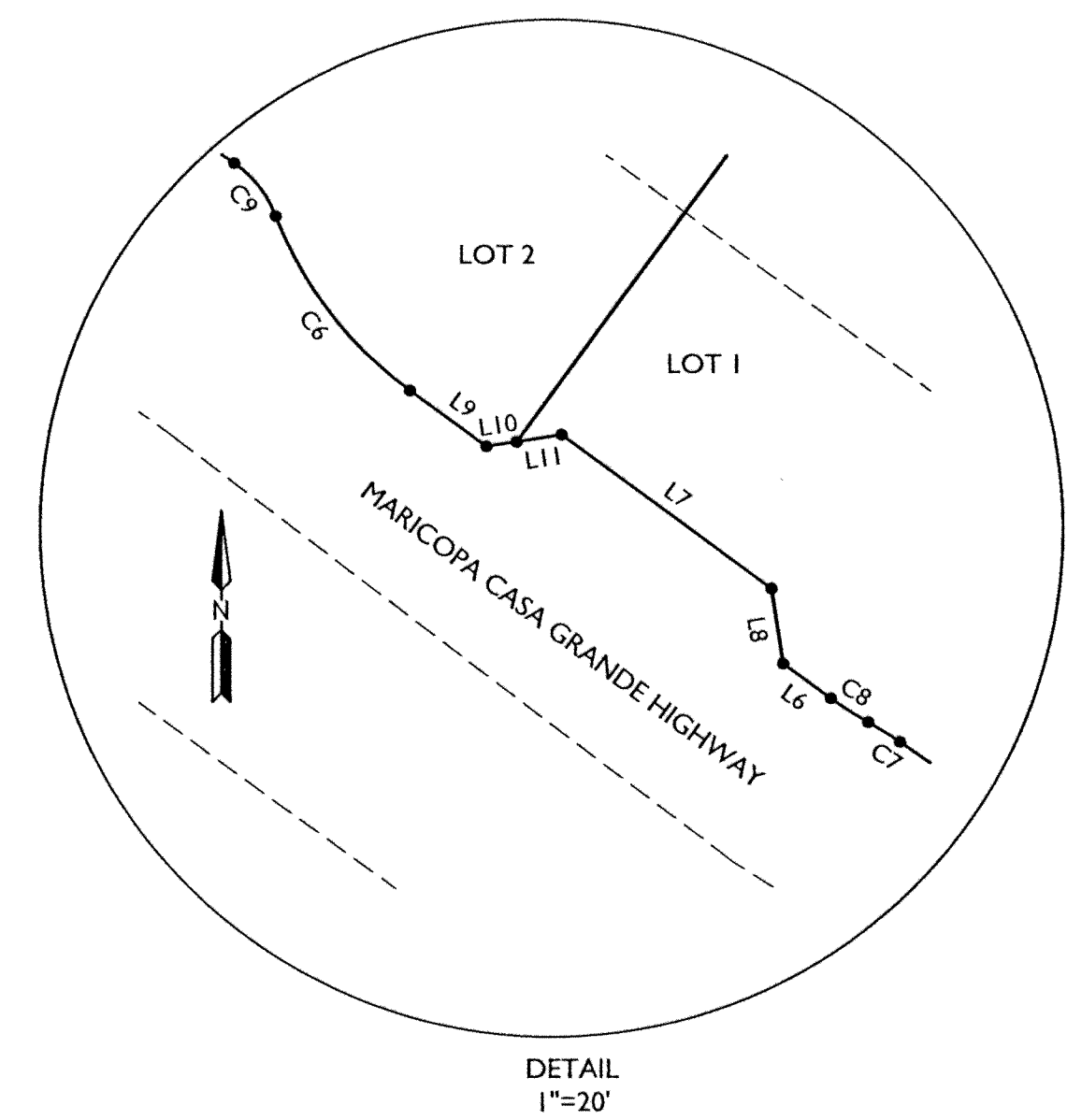
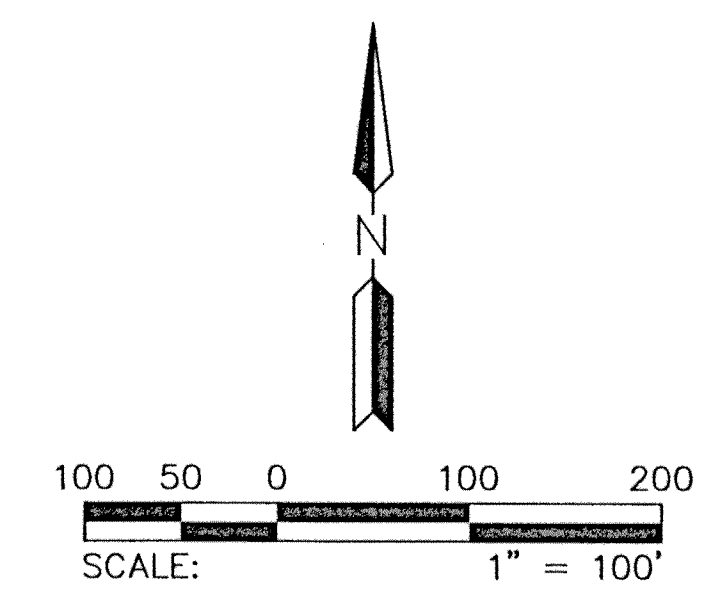
STONEGATE
 STONEGATE ROAD AND MARICOPA CASA GRANDE HIGHWAY
 CITY OF MARICOPA, ARIZONA
FINAL PLAT

PROJ. NO.: 2536
 STATUS: DATE: OCTOBER-2023
 SCALE: NONE
 DRAWN: JK-1/NOG
 APPROVED: PR

DWG. NO.
FP01
 SHT. 1 OF 2

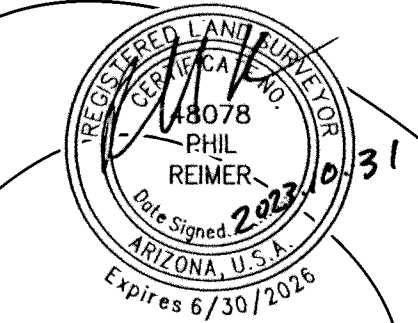


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- NOTE:
1. PROPERTY OWNERS AND/OR HOMEOWNER ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.
 2. 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.
 3. 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.
 4. WATER AND SEWER EASEMENTS RECORDED BY SEPARATE DOCUMENT.
 5. CROSS ACCESS EASEMENTS AND AGREEMENTS SHOWN ON THE RESTRICTIONS AND EASEMENT AGREEMENT RECORDED BY SEPARATE DOCUMENT.

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA
L2	N75° 07' 30"W	78.73'	C1	9.49'	40.00'	13° 35' 49"
L3	N61° 31' 41"W	44.75'	C2	4.48'	40.00'	6° 24' 45"
L4	N55° 06' 56"W	127.71'	C3	9.39'	28.00'	19° 13' 07"
L5	N74° 20' 03"W	18.82'	C4	13.43'	40.00'	19° 14' 06"
L6	N53° 48' 19"W	6.58'	C6	24.94'	43.31'	32° 59' 48"
L7	S53° 48' 05"E	28.94'	C7	4.16'	40.00'	5° 57' 39"
L8	N8° 48' 19"W	8.49'	C8	4.94'	38.99'	7° 15' 17"
L9	S53° 48' 19"E	10.50'	C9	7.66'	12.65'	34° 42' 52"
L10	N81° 11' 41"E	3.41'	C10	9.95'	40.00'	14° 15' 01"
L11	N81° 11' 41"E	5.07'	C11	10.24'	40.00'	14° 40' 09"
L12	N69° 46' 06"W	29.13'	C12	12.32'	38.00'	18° 34' 58"
L13	N73° 40' 56"W	11.01'	C13	9.73'	30.00'	18° 34' 58"
L14	S55° 04' 31"E	5.00'				
L15	S8° 48' 19"E	8.48'				
L16	N53° 59' 23"W	38.82'				
L17	N53° 59' 23"W	4.25'				



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STONEGATE
STONEGATE ROAD AND MARICOPA CASA GRANDE HIGHWAY
CITY OF MARICOPA, ARIZONA
FINAL PLAT

PROJ. NO.: 2536
DATE: OCTOBER 2023
SCALE: AS SHOWN
DRAWN: JK-/NOG
APPROVED: PR

DWG. NO. **FP02**
SHT. 2 OF 2

STATUS:
MUNICIPAL TRACKING NO:
APR 10 2024