

FINAL PLAT OF MOONLIGHT "PARCEL P"

LOCATED WITHIN IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF MARICOPA, 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 FINAL PLAT OF MOONLIGHT "PARCEL P", LOCATED IN A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, 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.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE ADJUTING PROPERTY OWNER.

ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE WITHIN PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

TRACTS P-A, P-B AND P-C INCLUSIVE, ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER FOR LOT OWNER USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

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.

NO OWNER, RESIDENT OR OTHER PERSON SHALL CONSTRUCT OR INSTALL ANY IMPROVEMENTS WITHIN THE CHANNEL EASEMENT OR ALTER, MODIFY OR REMOVE ANY IMPROVEMENTS SITUATED ON THE CHANNEL EASEMENTS. NO OWNER, RESIDENT OR OTHER PERSON SHALL OBSTRUCTER INTERFERE WITH THE ASSOCIATION IN THE PERFORMANCE OF THE ASSOCIATION'S MANAGEMENT, OPERATION OR MAINTENANCE OF THE CHANNEL EASEMENTS.

NO OWNER, RESIDENT OR OTHER PERSON SHALL PLACE LITTER INCLUDING GARBAGE, LANDSCAPE DEBRIS AND ALL OTHER FORMS OF REFUSE AND OTHER MATERIALS ON THE CHANNEL EASEMENT. NO OWNER, RESIDENT OR OTHER PERSON ARE PERMITTED TO USE NON-AUTHORIZED VEHICLES WITHIN THE EASEMENT. NO OWNER, RESIDENT OR OTHER PERSON SHALL CAUSE ANY DISTURBANCE INCLUDING THE SLOPES WITHOUT THE PERMISSION OF THE CITY AND THE ASSOCIATION.

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

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 _____, 2023.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF PINAL) SS

ON THIS _____ DAY OF _____, 2023, 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: _____

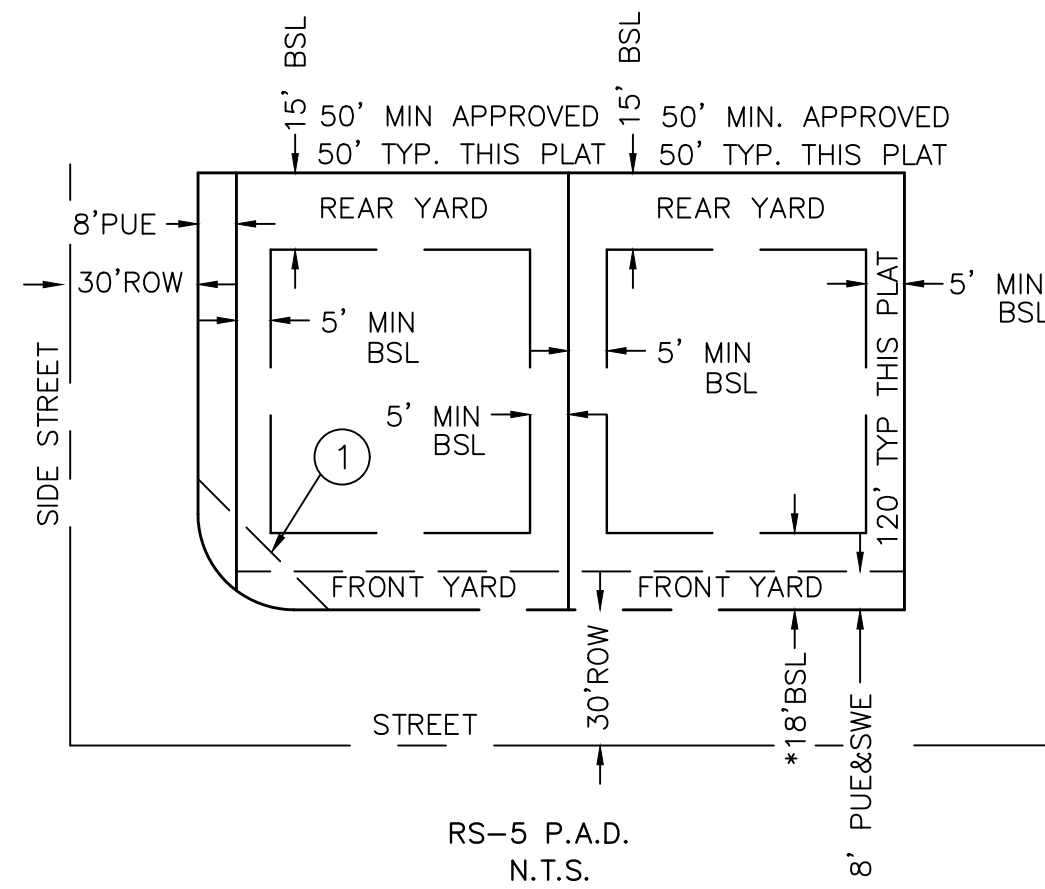
BASIS OF BEARING

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.

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1
KEY MAP, LEGAL DESCRIPTION, TRACT TABLE AND UTILITY SERVICES	2
PLAT SHEET	3

LOT DETAIL



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

LAND USE TABLE

GROSS ACREAGE	4.18 ACRES
AREA OF PUBLIC STREETS	0.95 ACRES
NET ACREAGE	3.23 ACRES
AREA OF TRACTS	0.97 ACRES
AREA OF LOTS	2.26 ACRES
TOTAL NUMBER OF LOTS	13 LOTS
OVERALL DENSITY	3.11 DU/GROSS AC
AVERAGE AREA PER LOT	7,563 S.F.

ASSURED WATER STATEMENT

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A DESIGNATION ASSURED WATER SUPPLY, DWR FILE NO. _____, 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.

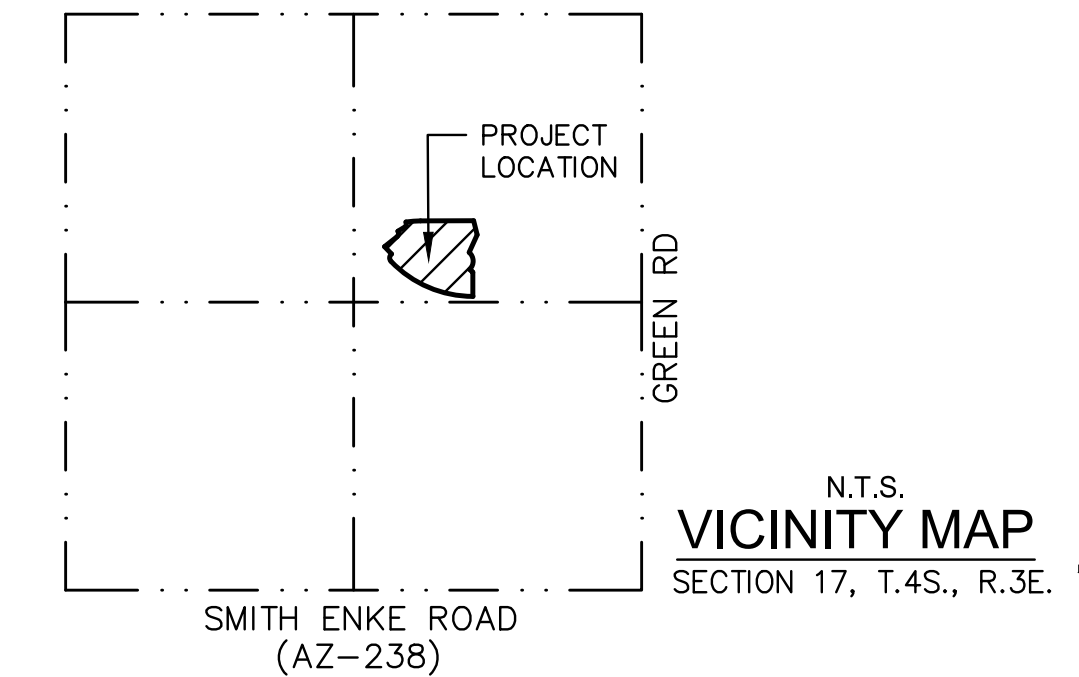
ASSURANCE STATEMENT

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.

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 APRIL, 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.

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



BASE ZONING

A PLANNED AREA DEVELOPMENT ZONED AS RS-5 P.A.D.:

LEGEND

_____	SUBDIVISION BOUNDARY
_____	RIGHT OF WAY LINE
_____	EXISTING RIGHT OF WAY LINE CENTERLINE
_____	PUBLIC UTILITY EASEMENT
_____	VEHICULAR NON-ACCESS EASEMENT
_____	8' PUBLIC UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT
_____	SECTION LINE
▲	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
●	CENTERLINE MONUMENT (BRASS CAP)
R/W	RIGHT-OF-WAY
*R/W	RIGHT OF WAY DEDICATED BY SEPARATE INSTRUMENT
PUE	PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
①	21'x21' SIGHT VISIBILITY EASEMENT
②	33'x33' SIGHT VISIBILITY EASEMENT
D	DELTA
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER

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.
- 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 TRACTS THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- 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.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
- 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.
- ALL DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

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 _____, 2023.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

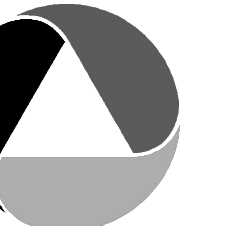


COUNTY: PINAL
SECTION: 17
TOWNSHIP: 4 SOUTH
RANGE: 3 EAST

FINAL PLAT
MOONLIGHT
PARCEL "P"
CITY OF MARICOPA, ARIZONA

APRIL 2023

REVISIONS:



PM. J. SPRING

DR. R. GILES

JOB NO. 20002092

N.T.S.

20002092 MOONLIGHT PH 1 PARCEL P FP.DWG

SHEET NO.

1 OF 3

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K:\20002092 - ANGLIN DAIRY\DWG\SURVE\FINAL PLAT\PARCEL P.FP.DWG.SAVEDATE:4/27/2023 6:15 AM PLOTDATE:4/27/2023 8:47 AM

LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, 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 (ILLEGIBLE) ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, FROM WHICH A FOUND US DEPARTMENT OF THE INTERIOR BRASS CAP ACCEPTED AS THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS N00°11'45"E A DISTANCE OF 2652.89 FEET;

THENCE, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 N00°11'45"E, A DISTANCE OF 514.58 FEET;

THENCE, LEAVING SAID WEST LINE OF SAID SECTION 17 N90°00'00"E, A DISTANCE OF 3208.60 FEET TO THE POINT OF BEGINNING;

THENCE, N83°49'46"E A DISTANCE OF 45.00 FEET;

THENCE, N86°51'53"E A DISTANCE OF 41.42 FEET;

THENCE, N89°49'30"E A DISTANCE OF 315.00 FEET;

THENCE, S14°08'26"E A DISTANCE OF 86.30 FEET;

THENCE, S24°26'45"W A DISTANCE OF 115.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 111.65 FEET, WITH A RADIUS OF 69.00 FEET AND THE RADIAL BEARING OF S41°25'19"W AND A CENTRAL ANGLE OF 92°42'46";

THENCE, S45°51'55"E A DISTANCE OF 25.77 FEET;

THENCE, S00°01'22"W A DISTANCE OF 143.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 542.55 FEET, WITH A RADIUS OF 672.86 FEET AND THE RADIAL BEARING OF N00°01'22"E AND A CENTRAL ANGLE OF 46°11'57" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 49.93 FEET, WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 95°21'19";

THENCE, N43°12'25"W A DISTANCE OF 60.21 FEET;

THENCE, N51°34'39"E A DISTANCE OF 92.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 36.47 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83°34'33";

THENCE, N58°00'06"E A DISTANCE OF 60.01 FEET;

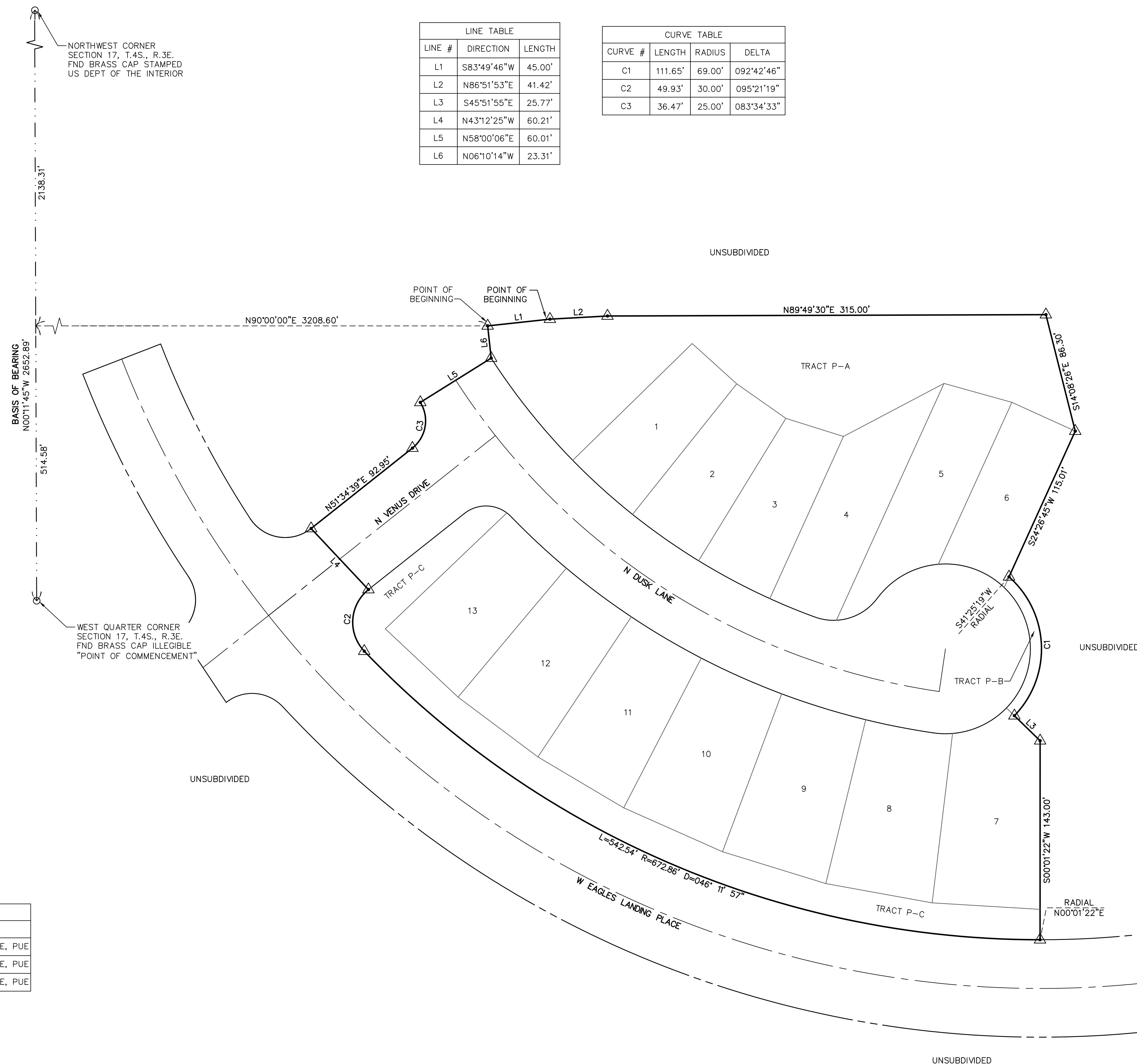
THENCE, N06°10'14"W A DISTANCE OF 23.31 FEET TO THE POINT OF BEGINNING.

TRACT TABLE

PARCEL TABLE			
TRACT	AREA SQ FT	AREA ACRES	USAGES
TRACT P-A	25,887	0.60	COMMON AREA, OPEN SPACE, LANDSCAPE, PUE
TRACT P-B	832	0.02	COMMON AREA, OPEN SPACE, LANDSCAPE, PUE
TRACT P-C	15,357	0.35	COMMON AREA, OPEN SPACE, LANDSCAPE, PUE
TOTAL	42,075	0.97	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S83°49'46"W	45.00'
L2	N86°51'53"E	41.42'
L3	S45°51'55"E	25.77'
L4	N43°12'25"W	60.21'
L5	N58°00'06"E	60.01'
L6	N06°10'14"W	23.31'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	111.65'	69.00'	092°42'46"
C2	49.93'	30.00'	095°21'19"
C3	36.47'	25.00'	083°34'33"

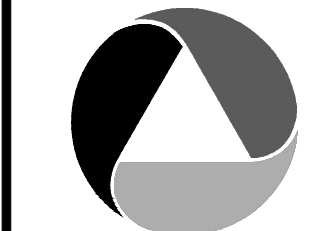


COUNTY: PINAL
SECTION: 17
TOWNSHIP: 4 SOUTH
RANGE: 3 EAST

FINAL PLAT
MOONLIGHT
PARCEL "P"
CITY OF MARICOPA, ARIZONA

APRIL 2023

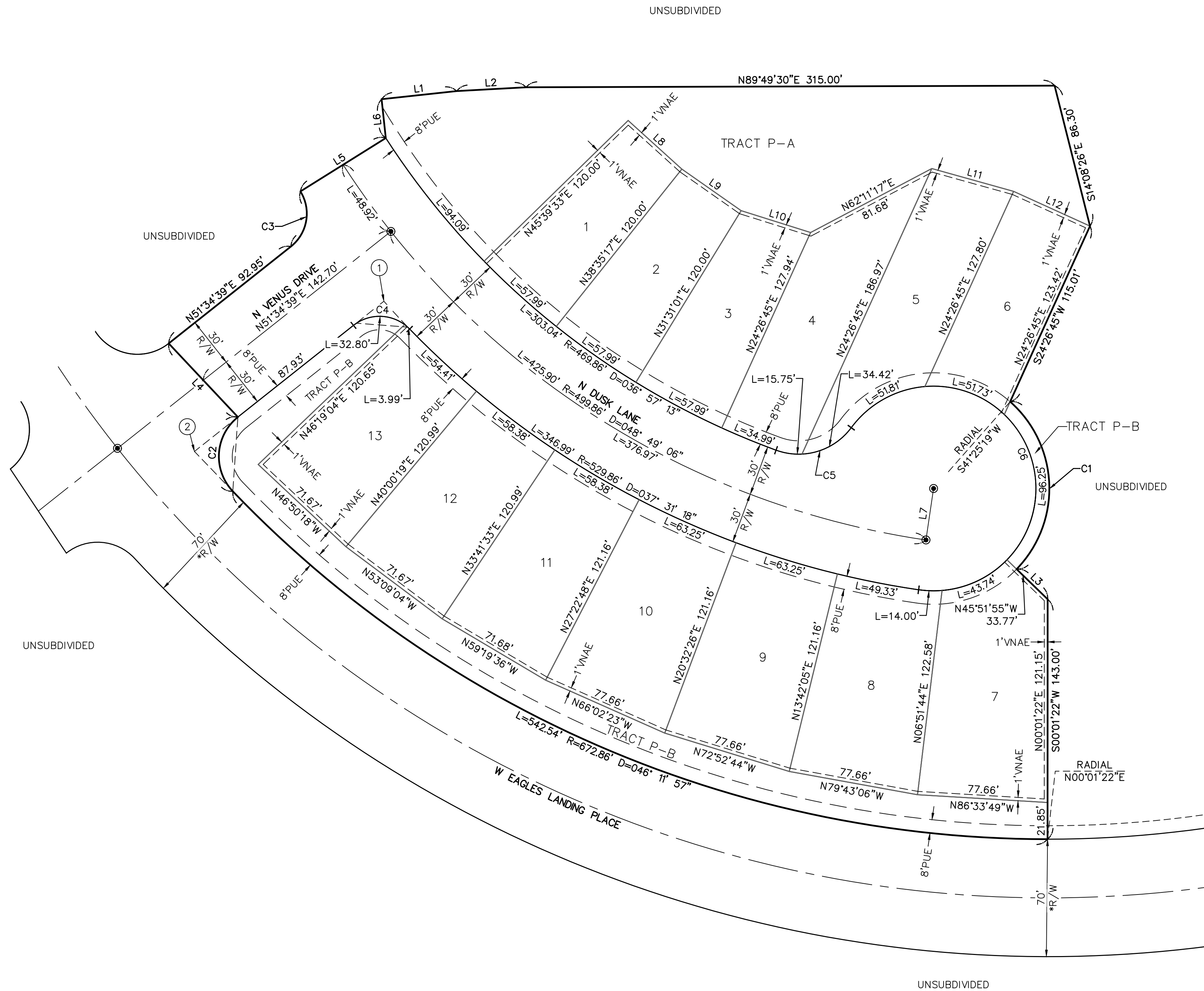
REVISIONS:



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

SCALE 0 20 40
1" = 40 FEET

20002092 MOONLIGHT PH 1 PARCEL P.FP.DWG
SHEET NO. 2 OF 3



LOT TABLE		
LOT	AREA SQ FT	AREA ACRES
1	6089	0.140
2	6089	0.140
3	6260	0.144
4	7953	0.183
5	7784	0.179
6	6098	0.140
7	9129	0.210
8	8486	0.195
9	8479	0.195
10	8479	0.195
11	7828	0.180
12	7822	0.180
13	7822	0.180

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S83°49'46"W	45.00'
L2	N86°51'53"E	41.42'
L3	S45°51'55"E	25.77'
L4	N43°12'25"W	60.21'
L5	S58°00'06"W	60.01'
L6	N06°10'14"W	23.31'
L7	S08°22'01"W	31.00'
L8	N47°52'35"W	43.15'
L9	N54°56'51"W	43.15'
L10	N72°32'42"W	43.39'
L11	N74°25'34"W	50.61'
L12	N65°33'15"W	50.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	111.65'	69.00'	092°42'46"
C2	49.93'	30.00'	095°21'19"
C3	36.47'	25.00'	083°34'33"
C4	36.79'	25.00'	084°18'40"
C5	50.16'	39.00'	073°41'51"
C6	257.52'	61.00'	241°53'06"

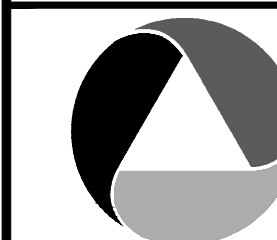


COUNTY: PINAL
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MOONLIGHT
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SCALE 0 20 40
1" = 40 FEET

20002092 MOONLIGHT PH 1 PARCEL P.FP.DWG

SHEET NO.
3 OF 3



James G. Spring

