

**NOTES**

- 1) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 2) 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.
- 3) ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- 4) STREETS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
- 5) THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE PROPERTY ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

**BASIS OF BEARING**

BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN HAVING A BEARING OF SOUTH 00°06'47" EAST AS SHOWN ON MAP OF DEDICATION RECORDED IN DOCUMENT 2014-053174, PINAL COUNTY RECORDS.

**UTILITIES & SERVICES**

SANITARY SEWER:	GLOBAL WATER
WATER:	GLOBAL WATER
TELEPHONE:	CENTURYLINK COMMUNICATIONS
REFUSE:	REPUBLIC WASTE MANAGEMENT
POWER:	ED3
FIRE PROTECTION:	CITY OF MARICOPA
POLICE PROTECTION:	CITY OF MARICOPA
STREET MAINTENANCE:	CITY OF MARICOPA
GAS:	SOUTHWEST GAS
CABLE:	ORBITEL COMMUNICATIONS

**SANITARY SEWER CERTIFICATION**

COPPER SKY COMMERCIAL PARK IS WITHIN THE SERVICE AREA OF THE GLOBAL WATER RESOURCES DOMESTIC SEWER IMPROVEMENT DISTRICT. ON-SITE SANITARY SEWER DISTRIBUTION LINES WILL BE CONSTRUCTED BY THE DEVELOPER OF COPPER SKY COMMERCIAL PARK AND OWNED AND MAINTAINED BY GLOBAL WATER RESOURCES.

BY: \_\_\_\_\_  
ITS: AUTHORIZED REPRESENTATIVE

**ASSURED WATER SUPPLY**

COPPER SKY COMMERCIAL PARK LIES WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED DEVELOPMENT HAS BEEN RECEIVED FROM GLOBAL WATER RESOURCES AS EVIDENCED BY THE SIGNED DRINKING WATER SERVICE AGREEMENT, A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.

BY: \_\_\_\_\_  
ITS: AUTHORIZED REPRESENTATIVE

**PARCEL TABLE**

PARCEL TABLE	
TRACT	NET AREA (ACRES)
PARCEL 1	3.4430
PARCEL 2	5.8593
PARCEL 3	6.4318

**TRACT TABLE**

TRACT TABLE			
TRACT	NET AREA (ACRES)	OWNER	USE
TRACT A	0.7748	CITY OF MARICOPA	ACCESS

**LAND USE TABLE**

LAND USE TABLE	
AREA ID	AREA (ACRES)
GROSS ACREAGE	20.2033
AREA OF STREETS	3.6944
NET ACREAGE	16.5089
AREA OF PARCELS	15.7341
AREA OF TRACTS	0.7748

**MASTER PLAT  
OF  
COPPER SKY COMMERCIAL PARK, PARCEL 1 THROUGH 3**

**A REPLAT OF LOTS 1 AND 3, AMENDED RECORD OF SURVEY, LOT SPLIT MAP FOR COPPER SKY RECORDED AS FEE NUMBER 2019-025093 P.C.R. AND APN 510-12-014H RECORDED AS FEE NUMBER 2013-079405 P.C.R. LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.**

**OWNER**

CITY OF MARICOPA, A MUNICIPAL CORPORATION  
39700 WEST CIVIC CENTER PLAZA,  
MARICOPA, ARIZONA 85138  
P: 520-316-6986  
F: 520-568-920  
CONTACT: MR. RODOLFO LOPEZ

**DEVELOPER**

SHEA CONNELLY DEVELOPMENT, LLC  
2055 COTTONWOOD DR.  
TEMPE, AZ 85282  
P: 480-315-9090  
F: 480-315-9091  
CONTACT: MS. GEORGIE STILES

**ENGINEER**

JARRETT ENGINEERING, LLC  
7650 S. MCCLINTOCK DR. STE 103 - PMB 285  
TEMPE, AZ 85284  
P: 480-900-8530  
F: 480-900-8531  
CONTACT: MR. ROB JARRETT P.E.

STATE OF ARIZONA ) COUNTY OF PINAL )
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENTS FILED IN THE OFFICIAL RECORDS OF THIS COUNTY IN FEE NO. _____ DATE: _____ REQUEST OF: _____
WITNESS MY HAND AND OFFICIAL SEAL, VIRGINIA ROSS PINAL COUNTY RECORDER
BY: _____ DEPUTY

**DEDICATION**

STATE OF ARIZONA )  
COUNTY OF PINAL )

KNOW ALL MEN BY THESE PRESENTS:

CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY PUBLISHES THIS RECORD OF SURVEY AND REPLAT UNDER THE NAME OF "COPPER SKY COMMERCIAL PARK" LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN HEREON, AND HEREBY PUBLISHES THIS PLAT OF "COPPER SKY COMMERCIAL PARK," AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID THE PARCELS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN EACH RESPECTIVELY ON SAID PLAT.

THAT THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES TO THE PUBLIC, THE STREETS SHOWN ON THIS PLAT FOR ROADWAY PURPOSES, INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, TRANSMISSION LINES AND PUBLIC UTILITIES.

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, IS OWNER OF FEE TITLE OF: (A) THE PROPERTY BEING DEDICATED ON THE PLAT FOR ROADWAY PURPOSES, AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED TO THE PUBLIC BY THIS FINAL PLAT.

A VEHICULAR ACCESS EASEMENT IS HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH TRACT "A" AND THE MAINTENANCE OF THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE CITY OF MARICOPA, A MUNICIPAL CORPORATION.

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 PARCEL OR TRACT OWNER.

IN WITNESS WHEREOF:

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS REPLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_  
ITS: AUTHORIZED REPRESENTATIVE

**ACKNOWLEDGMENT**

STATE OF ARIZONA )  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO

ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITIES, EXECUTED THIS REPLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

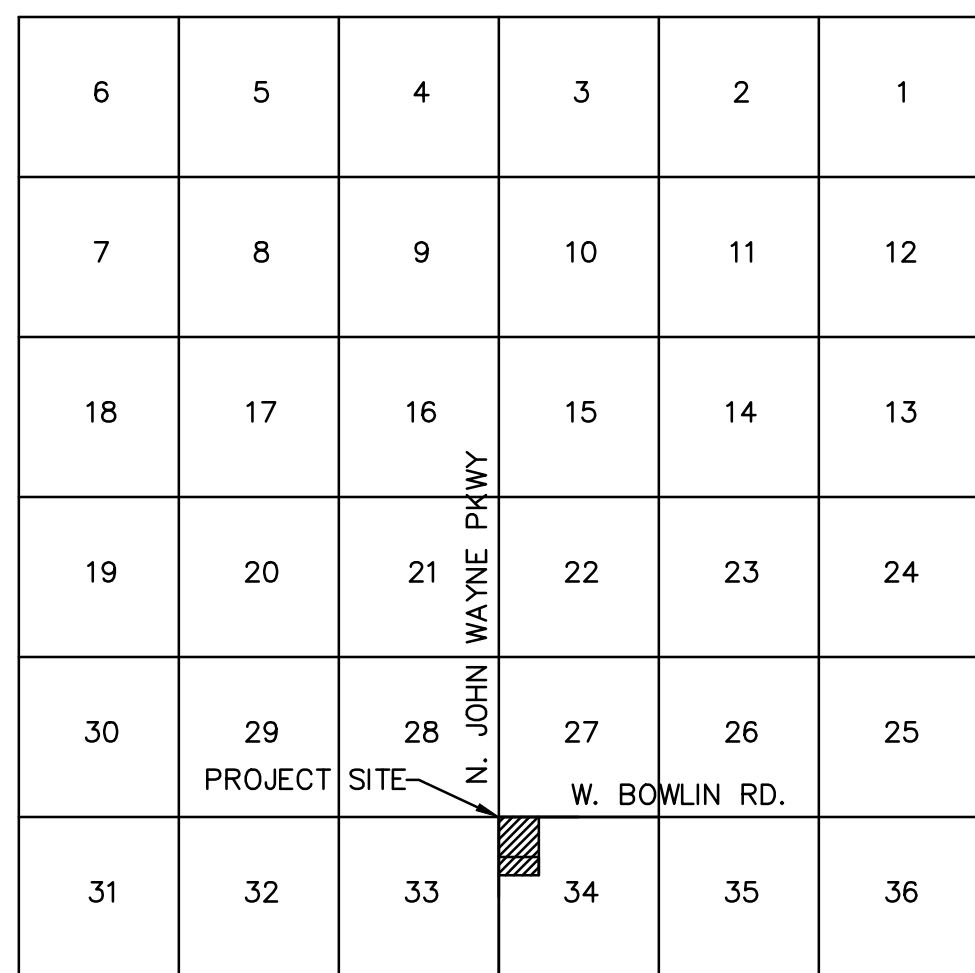
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

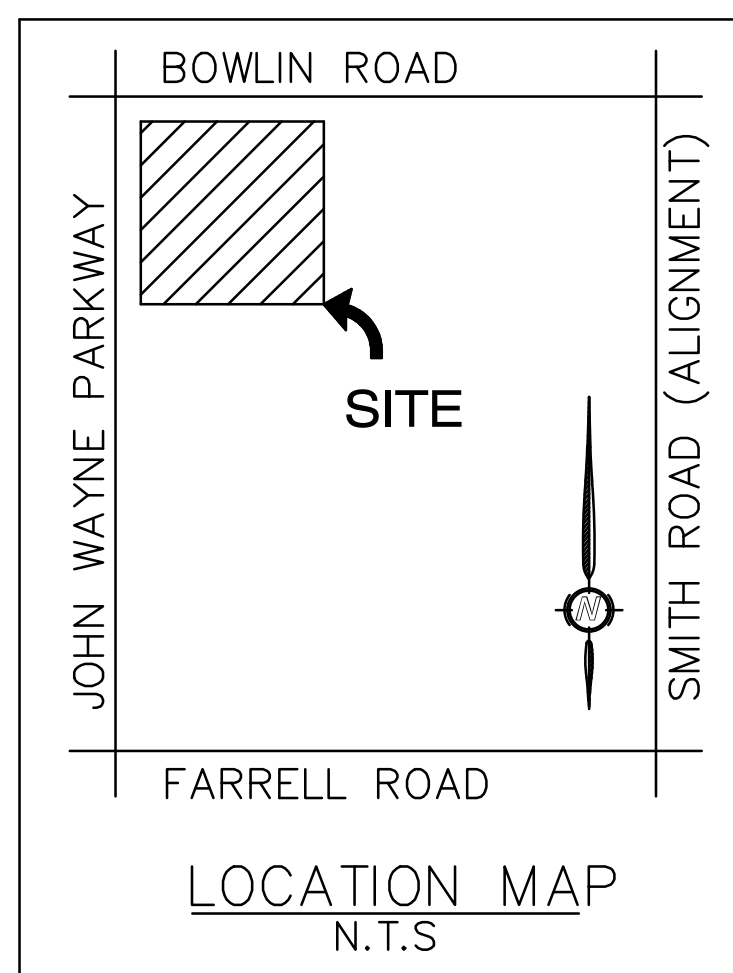
BY: \_\_\_\_\_  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP 4 SOUTH  
RANGE 3 EAST



VICINITY MAP  
N.T.S.



LEGEND	
●	FOUND 1/2" BAR AS NOTED
⊙	BRASS CAP FLUSH-BCF
◐	BRASS CAP IN HAND HOLE-BCHH
●	SET 1/2" REBAR OR NAIL WITH TAG
FND	FOUND
(C)	CALCULATED
(M)	MEASURED
(R)	RECORDED
P.C.R.	PINAL COUNTY RECORDS
DOC	DOCUMENT
DKT	DOCKET
BK	BOOK
PG	PAGE
NO.	NUMBER
R/W	RIGHT OF WAY
---	PROPERTY
---	CENTERLINE
---	EASEMENT

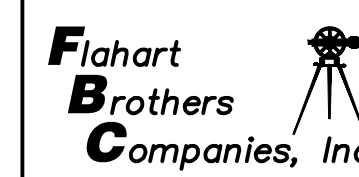
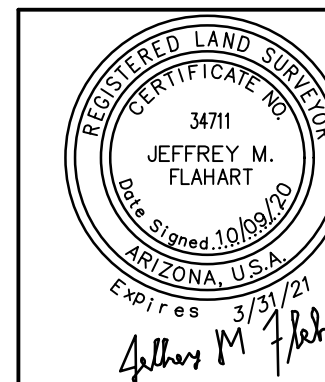
NOTE: NOT ALL SYMBOLS WILL APPEAR IN DRAWING

**SURVEYOR'S CERTIFICATE:**

I, JEFFREY M. FLAHART, A DULY LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THIS MAP OR PLAT IS BASED ON A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2020; THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT ALL MONUMENTS SHOWN EXIST AS OF THE DATE HEREON AND, ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.

JEFFREY M. FLAHART  
ARIZONA R.L.S. 34711

REV 4 8/11/20

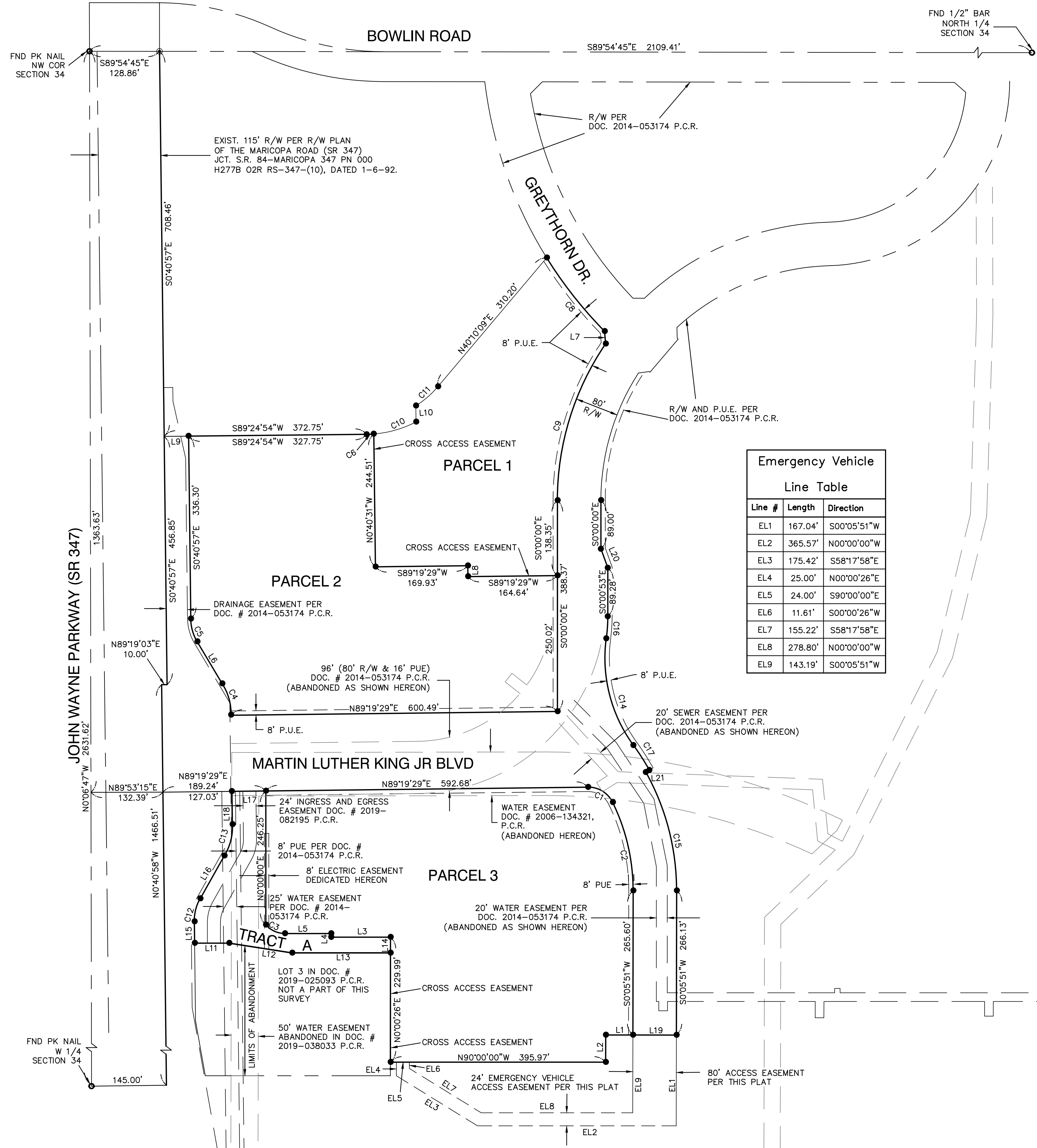


1747 N. Acacia  
Mesa, Arizona 85213  
(602) 376-8630

**FINAL PLAT  
OF  
COPPERSKY**

DRAWN: JMF/LWJ	DATE: 10/9/20	CHECKED: JMF	SHEET: 1 OF 2
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STATE OF ARIZONA )  
 COUNTY OF PINAL )  
 I HEREBY CERTIFY THAT THE WITHIN  
 INSTRUMENTS FILED IN THE OFFICIAL  
 RECORDS OF THIS COUNTY  
 IN FEE NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REQUEST OF: \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL,  
 VIRGINIA ROSS PINAL COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY



FND 1/2" BAR  
 NORTH 1/4  
 SECTION 34

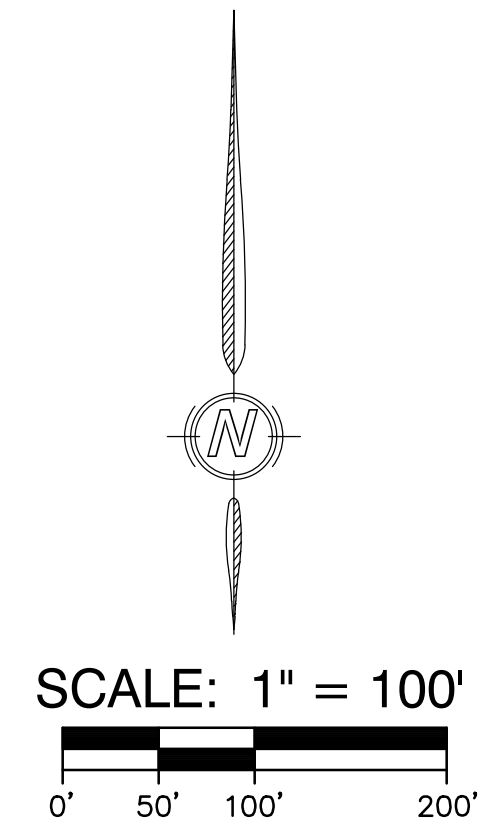
Curve #	Length	Radius	Delta
C1	56.26'	50.00'	64°28'00"
C2	168.27'	366.50'	63°53'20"
C3	39.70'	46.25'	49°10'45"
C4	61.35'	100.00'	58°48'23"
C5	44.04'	84.00'	30°02'13"
C6	13.06'	200.00'	03°44'25"
C7	158.84'	200.00'	45°30'20"
C8	172.54'	790.00'	12°30'49"
C9	305.93'	512.00'	34°14'05"
C10	81.28'	200.00'	23°17'02"
C11	53.99'	174.00'	17°32'32"
C12	44.09'	84.00'	30°04'25"
C13	60.41'	100.00'	34°36'37"
C14	207.64'	272.50'	43°39'29"
C15	228.13'	446.50'	29°12'27"
C16	40.77'	307.00'	07°36'32"
C17	54.44'	454.00'	06°52'14"

Emergency Vehicle Line Table		
Line #	Length	Direction
EL1	167.04'	S00°05'51"W
EL2	365.57'	N00°00'00"W
EL3	175.42'	S58°17'58"E
EL4	25.00'	N00°00'26"E
EL5	24.00'	S90°00'00"E
EL6	11.61'	S00°00'26"W
EL7	155.22'	S58°17'58"E
EL8	278.80'	N00°00'00"W
EL9	143.19'	S00°05'51"W

Line Table		
Line #	Length	Direction
L1	50.00'	S90°00'00"W
L2	50.00'	S00°05'51"W
L3	109.29'	S89°59'34"E
L4	6.75'	N00°00'00"W
L5	85.00'	S90°00'00"W
L6	90.01'	N30°43'10"W
L7	23.09'	S04°56'53"E
L8	20.00'	N00°40'31"W
L9	45.00'	N89°24'54"E
L10	29.75'	N00°40'31"W
L11	63.41'	N90°00'00"E
L12	117.20'	S81°07'02"E
L13	180.99'	N90°00'00"E
L14	28.99'	N00°00'26"E
L15	39.62'	N00°40'57"W
L16	90.51'	N29°18'05"E
L17	62.21'	N89°19'29"E
L18	60.80'	N00°40'57"E
L19	80.00'	N89°54'09"W
L20	37.09'	S19°57'56"E
L21	7.50'	S59°51'36"W

LEGEND	
○	FOUND 1/2" BAR AS NOTED
⊙	BRASS CAP FLUSH-BCF
◻	BRASS CAP IN HAND HOLE-BCHH
●	SET 1/2" REBAR OR NAIL WITH TAG
FND	FOUND
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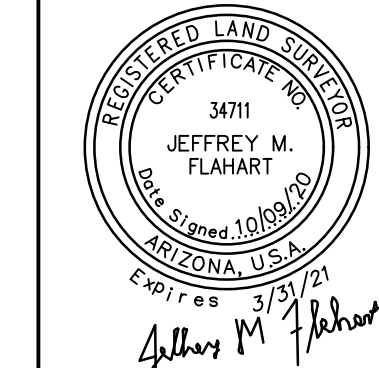
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JEFFREY M. FLAHART  
 ARIZONA R.L.S. 34711

REV 4 8/11/20



**Flahart Brothers Companies, Inc.**  
 1747 N. Acacia  
 Mesa, Arizona 85213  
 (602) 376-8630

FINAL PLAT OF COPPER SKY			
DRAWN: JMF/LWJ	DATE: 10/9/20	CHECKED: JMF	SHEET: 2 OF 2