

DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT MARICOPA LAND ACQUISITION I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA LAND ACQUISITION II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MARICOPA LAND ACQUISITION III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER(S), HEREBY PUBLISHES THIS FINAL PLAT, LYING WITHIN A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN HEREON AND HEREBY DECLARES THAT THIS FINAL PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING SAME. EACH LOT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY. MARICOPA LAND ACQUISITION I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA LAND ACQUISITION II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MARICOPA LAND ACQUISITION III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER(S), HEREBY DEDICATES THE STREETS SHOWN ON SAID PLAT TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND ALL UTILITIES. MARICOPA LAND ACQUISITION I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA LAND ACQUISITION II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MARICOPA LAND ACQUISITION III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER(S), HEREBY DEDICATES THE EASEMENTS TO THE PUBLIC FOR THE PURPOSES SHOWN HEREON. SAID EASEMENTS ARE DEDICATED AS SHOWN ON THE MAP.

MARICOPA LAND ACQUISITION I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA LAND ACQUISITION II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MARICOPA LAND ACQUISITION III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, IS THE OWNER(S) OF FEE TITLE TO THE FOLLOWING PROPERTY, AND ARE THE ONLY PARTIES HAVING AN INTEREST IN THE FOLLOWING PROPERTY: (A) THE PROPERTY BEING DEDICATED ON THE MAP FOR ROADWAY PURPOSES; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS MAP TO THE PUBLIC. MARICOPA LAND ACQUISITION I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA LAND ACQUISITION II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MARICOPA LAND ACQUISITION III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HEREBY WARRANTS TO CITY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTER OF RECORD.

IN WITNESS WHEREOF:

MARICOPA LAND ACQUISITION I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, MARICOPA LAND ACQUISITION II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND MARICOPA LAND ACQUISITION III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER(S), HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS MAP BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS 3/18/24 DAY OF MARCH, 2024.

OWNER:

MARICOPA LAND ACQUISITION I, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: RG 3/18/24
NAME: RUSSELL CONDAS
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
ON March 18, 2024 BEFORE ME, YESENIA FLORES, NOTARY PUBLIC

PERSONALLY APPEARED, RUSSELL CONDAS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE YF (SEAL)
NOTARY PUBLIC
YESENIA FLORES
Notary Public - California
Los Angeles County
Commission # 2381183
My Comm. Expires Dec 3, 2025

OWNER:

MARICOPA LAND ACQUISITION II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: RG 3/18/24
NAME: RUSSELL CONDAS
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
ON March 18, 2024 BEFORE ME, YESENIA FLORES, NOTARY PUBLIC

PERSONALLY APPEARED, RUSSELL CONDAS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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SIGNATURE YF (SEAL)
NOTARY PUBLIC
YESENIA FLORES
Notary Public - California
Los Angeles County
Commission # 2381183
My Comm. Expires Dec 3, 2025

OWNER:

MARICOPA LAND ACQUISITION III, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: RG 3/18/24
NAME: RUSSELL CONDAS
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
ON March 18, 2024 BEFORE ME, YESENIA FLORES, NOTARY PUBLIC

PERSONALLY APPEARED, RUSSELL CONDAS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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NOTARY PUBLIC
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Notary Public - California
Los Angeles County
Commission # 2381183
My Comm. Expires Dec 3, 2025

FINAL PLAT FOR IRONWOOD RANCH APARTMENTS A REPLAT OF

LOT 1, LOT 2 & LOT 3 OF MARICOPA CITY COMPLEX BLOCK PLAT
PER FEE 2022-115633 PINAL COUNTY RECORDER
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30 TOWNSHIP
4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

GENERAL 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

CHANNEL MAINTENANCE

THE CITY OF MARICOPA SHALL MAINTAIN THE FLOOD PLAIN CHANNELS AND IMPROVEMENTS LOCATED THEREON WITHIN THE "BLOCK PLAT FOR CITY OF MARICOPA". 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 OBSTRUCT OR INTERFERE WITH THE CITY IN THE PERFORMANCE OF THE CITY'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.

CITY OF MARICOPA NOTES

- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY THE CITY OF MARICOPA.
- STORM WATER RETENTION VOLUMES REQUIRED BY THE CITY OF MARICOPA DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION/DETENTION VOLUMES WILL NOT BE CHANGED OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS.
- ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
- NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.
- A 1/2-INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING IMPROVEMENTS.
- INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION 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.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL, COLLECTOR AND LOCAL STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS 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.
- THE MAINTENANCE OF THE STREET LIGHTS BY ED#3 ANY PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR ADJACENT PROPERTY OWNER.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

LOT 1, OF BLOCK PLAT FOR CITY OF MARICOPA COMPLEX, RECORDED IN INSTRUMENT NO. 2022115633, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT 1/2 INTEREST IN ALL OIL AND MINERAL RIGHTS AS RESERVED IN WARRANTY DEED RECORDED FEBRUARY 3, 1955 IN DOCKET 118, PAGE 588, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL II:

LOT 2, OF BLOCK PLAT FOR CITY OF MARICOPA COMPLEX, RECORDED IN INSTRUMENT NO. 2022115633, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT 1/2 INTEREST IN ALL OIL AND MINERAL RIGHTS AS RESERVED IN WARRANTY DEED RECORDED FEBRUARY 3, 1955 IN DOCKET 118, PAGE 588, RECORDS OF PINAL COUNTY, ARIZONA.

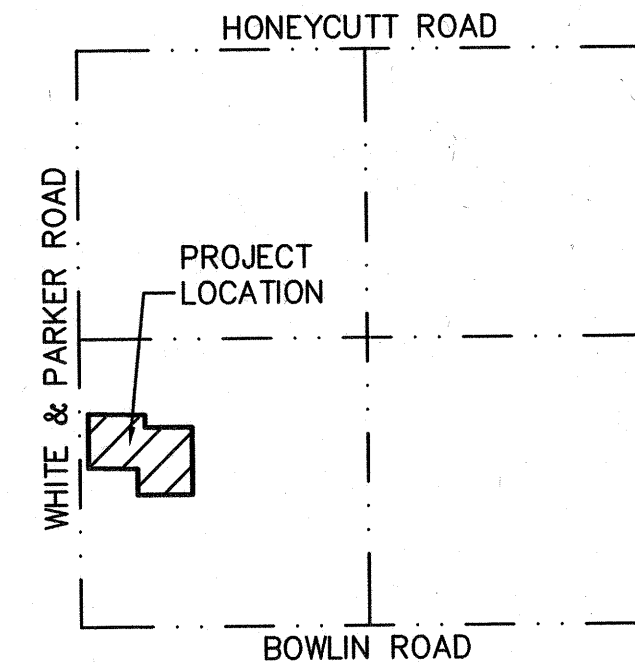
PARCEL III:

LOT 3, OF BLOCK PLAT FOR CITY OF MARICOPA COMPLEX, RECORDED IN INSTRUMENT NO. 2022115633, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT 1/2 INTEREST IN ALL OIL AND MINERAL RIGHTS AS RESERVED IN WARRANTY DEED RECORDED FEBRUARY 3, 1955 IN DOCKET 118, PAGE 588, RECORDS OF PINAL COUNTY, ARIZONA.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS NORTH WHITE AND PARKER RD, W LOCOCO ST, MARICOPA, AZ 85138 AND DESIGNATED AS PART OF P.I.N. 502-03-012M AS SHOWN ON THE TAX MAP OF THE COUNTY OF PINAL, AZ.

N.T.S.
VICINITY MAP
SECTION 30, T.4S., R.4E.



OWNER \ DEVELOPER

LINCOLN AVENUE CAPITAL
401 WILSHIRE BLVD, STE 1070
SANTA MONICA, CA 90401
PHONE: (424) 222-8253
CONTACT: MATTHEW KLEIN

SURVEYOR

ATWELL
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE, AZ 85251
PHONE: (623) 202-0746
CONTACT: THOMAS E. GRANILLO, RLS

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T4S, R4E, BEING S00°18'48"W WITH A DISTANCE OF 2679.85 FEET.

LAND AREA

NET LAND AREA AS-SURVEYED PARCEL = 12.749 ACRES± AND/OR 555,348 SQUARE FEET±

FLOOD ZONE STATEMENT

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS (FIRM), NUMBERS 04021C0765F, EFFECTIVE 06/16/2014, AMENDED 01/09/2020 AND REFRESHED 10/2020, THE SITE IS LOCATED IN FLOOD HAZARD ZONES "AE." FLOOD HAZARD ZONE "AE" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED."

APPROVED:

DEVELOPMENT SERVICES DIRECTOR
CITY OF MARICOPA, AZ
DATE

APPROVED:

CITY ENGINEER
CITY OF MARICOPA, AZ
DATE

APPROVED:

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, AZ THIS ____ DAY OF _____, 20____

BY: _____
MAYOR
DATE

ATTEST: _____
CITY CLERK
DATE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas E. Granillo 3/13/2024
REGISTERED LAND SURVEYOR
THOMAS E. GRANILLO, RLS 55545
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE, AZ 85251

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 EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

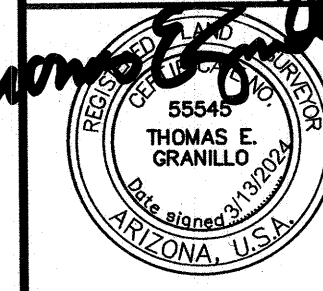


COUNTY: PINAL
SECTION: 30
TOWNSHIP: 4 SOUTH
RANGE: 4 EAST

FINAL PLAT
IRONWOOD RANCH
APARTMENTS
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

MARCH 13, 2024

REVISIONS:

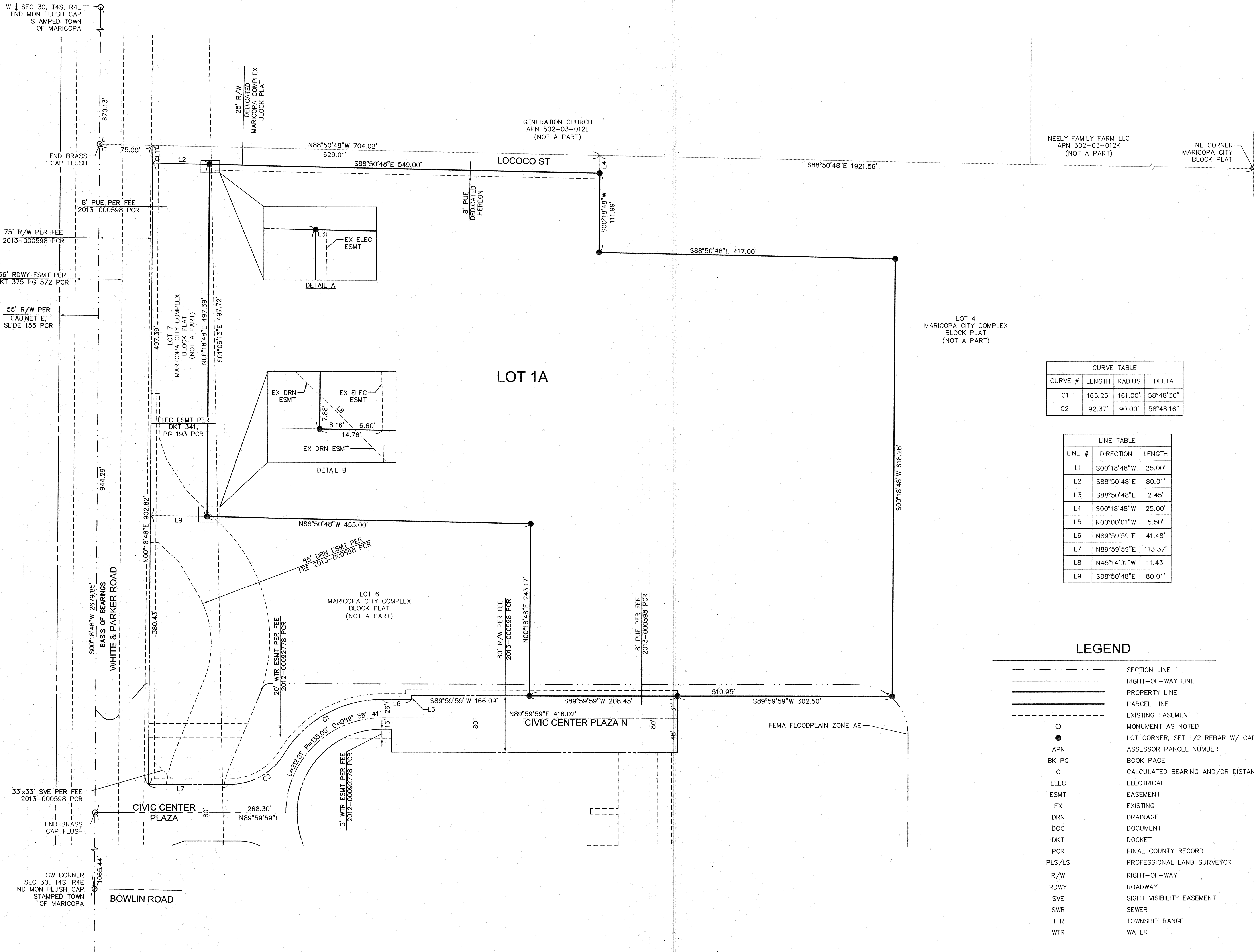


PM. TEG
DR. TD
JOB NO.
22000807

SCALE 0
1" = 100'

22000807-FINAL PLATING

SHEET
NO.
1 OF 2

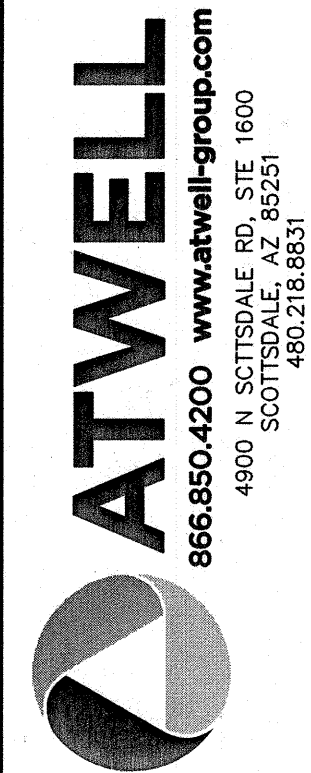


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	165.25'	161.00'	58°48'30"
C2	92.37'	90.00'	58°48'16"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°18'48"W	25.00'
L2	S88°50'48"E	80.01'
L3	S88°50'48"E	2.45'
L4	S00°18'48"W	25.00'
L5	N00°00'01"W	5.50'
L6	N89°59'59"E	41.48'
L7	N89°59'59"E	113.37'
L8	N45°14'01"W	11.43'
L9	S88°50'48"E	80.01'

LEGEND

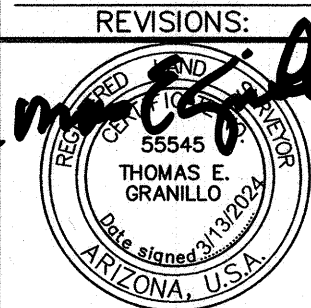
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	PARCEL LINE
---	EXISTING EASEMENT
○	MONUMENT AS NOTED
●	LOT CORNER, SET 1/2 REBAR W/ CAP RLS 55545
APN	ASSESSOR PARCEL NUMBER
BK PG	BOOK PAGE
C	CALCULATED BEARING AND/OR DISTANCE
ELEC	ELECTRICAL
ESMT	EASEMENT
EX	EXISTING
DRN	DRAINAGE
DOC	DOCUMENT
DKT	DOCKET
PCR	PINAL COUNTY RECORD
PLS/LS	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY
RDWY	ROADWAY
SVE	SIGHT VISIBILITY EASEMENT
SWR	SEWER
T R	TOWNSHIP RANGE
WTR	WATER



COUNTY: PINAL
SECTION: 30
TOWNSHIP: 4 SOUTH
RANGE: 4 EAST

FINAL PLAT
IRONWOOD RANCH
APARTMENTS
CITY OF MARICOPA, PINAL COUNTY, ARIZONA
39695 W LOCOCO STREET

MARCH 13, 2024



PM. TEG
DR. TD
JOB NO.
22000807

SCALE 0 30 60
1" = 60' FEET

22000807-FINAL PLAT.DWG

SHEET NO.