

AMENDED RE-PLAT

# MARICOPA GRAND PROFESSIONAL VILLAGE

BEING A PORTION OF THE SOUTHEAST QUARTER OF  
SECTION 14 & SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4  
SOUTH, RANGE 3 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN,  
PINAL COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: DURKEE & COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER AND DECLARANT, HAS SUBDIVIDED UNDER THE NAME "MARICOPA GRAND PROFESSIONAL VILLAGE", A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "MARICOPA GRAND PROFESSIONAL VILLAGE", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PROPERTY, TRACTS, BUILDINGS AND UNITS CONSTITUTING SAME, AND THAT EACH PROPERTY, TRACT, BUILDING AND UNIT SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY AS SHOWN ON SAID PLAT.

IN WITNESS WHEREOF, DURKEE & COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF \_\_\_\_\_ ITS \_\_\_\_\_ THEREUNTO DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: DURKEE & COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY

CONDITIONS TO APPROVAL

- THE PURPOSE OF THIS RE-PLAT IS TO SHOW THE FOLLOWING CHANGES: REMOVAL OF THE PROPERTY IDENTIFIED AS TRACT B HEREON FROM THE CONDOMINIUM DELETION OF BUILDINGS 3, 4, 5, 6, 7, AND 8 AND ALL UNITS CONTAINED THEREIN LOCATION, LAYOUT, AND TOTAL OF THE PARKING SPACES LOCATED WITHIN THE CONDOMINIUM ABANDONMENT OF PORTIONS OF THE WATER EASEMENT RELATED TO TRACT B.
- ALL PORTIONS OF THIS CONDOMINIUM OTHER THAN THE UNITS SHALL BE COMMON ELEMENTS WITHIN THE CONDOMINIUM.
- THIS CONDOMINIUM SHALL BE SUBJECT TO THE SECOND AMENDED CONDOMINIUM DECLARATION FOR THE MARICOPA GRAND PROFESSIONAL VILLAGE, A CONDOMINIUM, TO BE RECORDED FOLLOWING THE RECORDING OF THIS PLAT. A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO THE CITY OF MARICOPA FOR ITS RECORD.
- THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED TO BE SET FORTH ON THIS PLAT BY ARS 33-1213.
- CITY OF MARICOPA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS, ETC. LOCATED WITHIN THE CONDOMINIUM, EXCEPT AS REQUIRED UNDER THE DECLARATION AS OWNER OF BUILDING 10. ALL OF THE AFOREMENTIONED IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY THE MARICOPA GRAND PROFESSIONAL VILLAGE CONDOMINIUM ASSOCIATION OR PRIVATE UTILITIES.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES OF THE CONDOMINIUM WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MARICOPA.
- ALL RETENTION BASINS WITHIN THE CONDOMINIUM MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100 YEAR 2 HOUR STORM WITHIN 36 HOURS. SHOULD ANY BASIN FAIL TO MEET THIS REQUIREMENT THE ASSOCIATION MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS WITHIN THE CONDOMINIUM SHALL BE MAINTAINED BY THE MARICOPA GRAND PROFESSIONAL VILLAGE CONDOMINIUM ASSOCIATION AND ARE TO BE REPLACED OR REPAIRED WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER S REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- CONSTRUCTION WITHIN THE UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO THE UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS OTHERWISE APPROVED BY THE CITY OF MARICOPA.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER R.(42)33.
- THE BUILDING UNIT NUMBERS SHOWN ON THIS PLAT ARE NOT THE SAME AS THE BUILDING SUITE NUMBERS PROVIDED IN THE DECLARATION AS BUILDINGS HAVE MULTIPLE SUITES.
- THE PARKING SHOWN ON THIS PLAT IS SHARED PARKING AMONGST THE BUILDINGS EXCEPT AS DEFINED OR MAY BE AMENDED UNDER THE DECLARATION FOR THE ASSOCIATION. SHOULD SPACES BE ASSIGNED SEPARATELY THE ASSOCIATION OR THE DECLARANT MUST SEEK CITY APPROVAL AS PARKING CALCULATIONS HAVE BEEN BASED ON SHARED PARKING.
- THE AREA PLATTED HEREON IS APPROVED AND LIES WITHIN THE GLOBAL WATER SERVICE AREA OF THE CITY OF MARICOPA WHICH IS DESIGNATED AS HAVING AN ASSURED SUPPLY IN ACCORDANCE WITH ARS 45-576.
- DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR PROVIDING FULL IMPROVEMENTS ADJACENT TO BUILDING # 9 IDENTIFIED IN THE SITE PLAN/RE-PLAT DOCUMENT. THE IMPROVEMENTS WILL BE REQUIRED AT THE TIME WHEN ANY NEW BUILDING IS CONSTRUCTED ON THE SITE (PARCELS), AND PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING CURRENT FIRE ACCESS AND NECESSARY IMPROVEMENTS REQUIRED FOR FULL FIRE ACCESS, CURRENTLY LOCATED ADJACENT TO, AND EAST OF BUILDING #10 PER FIRE DEPARTMENT SPECIFICATIONS.
- ANY PROPOSED SIGNAGE WITHIN THE CONDOMINIUM, INCLUDING BUT NOT LIMITED TO WALL SIGNS, FLAGS, PENNANTS, BANNER SIGNS, PORTABLE SIGNS, ETC., SHALL ADHERE TO THE ADOPTED COMPREHENSIVE SIGN PLAN APPROVED FOR THE DEVELOPMENT (SGN 09-08).
- AS PER THE SECOND AMENDED DECLARATION, THE MARICOPA GRAND PROFESSIONAL VILLAGE CONDOMINIUM ASSOCIATION SHALL ENSURE ARCHITECTURAL DESIGN AND SITE LANDSCAPING WITHIN THE CONDOMINIUM SHALL BE CONSISTENT AND COMPATIBLE WITH THE EXISTING BUILDINGS/STRUCTURE AND LANDSCAPING ON THE SITE, AND AS APPROVED BY THE CITY COUNCIL WITH THE ORIGINAL SITE PLAN SPR05-26 UNLESS FURTHER AMENDED BY CONSENT OF BOTH THE ASSOCIATION AND THE CITY OF MARICOPA.
- ANY DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS SUBMITTED BY THE DEVELOPER/OWNER RELATED TO THIS PROPOSED RE-PLAT AMENDMENT, SHALL BE CORRECTED AND RESOLVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- FOR AVOIDANCE OF DOUBT ALL FUTURE PLANS, APPROVALS, OR CONSTRUCTION OF ANY IMPROVEMENTS TO TRACT B, WHICH HAS BEEN REMOVED FROM THE CONDOMINIUM UNDER THIS AMENDED RE-PLAT SHALL BE SUBJECT TO THE CONDITIONS SET FORTH BY THE CITY OF MARICOPA AS REQUIRED BY CITY CODE AND BE SUBJECT TO A SEPARATE APPROVAL PROCESS PRIOR TO START OF CONSTRUCTION.

ACKNOWLEDGMENT:

STATE OF ARIZONA }  
COUNTY OF PINAL }

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

WHO ACKNOWLEDGED HIMSELF TO BE \_\_\_\_\_ OF DURKEE & COMPANY LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS MAP OF DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:  
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: \_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

LIENHOLDER RATIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED IN DKT. NO. \_\_\_\_\_ RECORDS OF PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

ACKNOWLEDGMENT:

STATE OF ARIZONA )  
 ) S.S.  
COUNTY OF PINAL )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WHITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SHEET INDEX

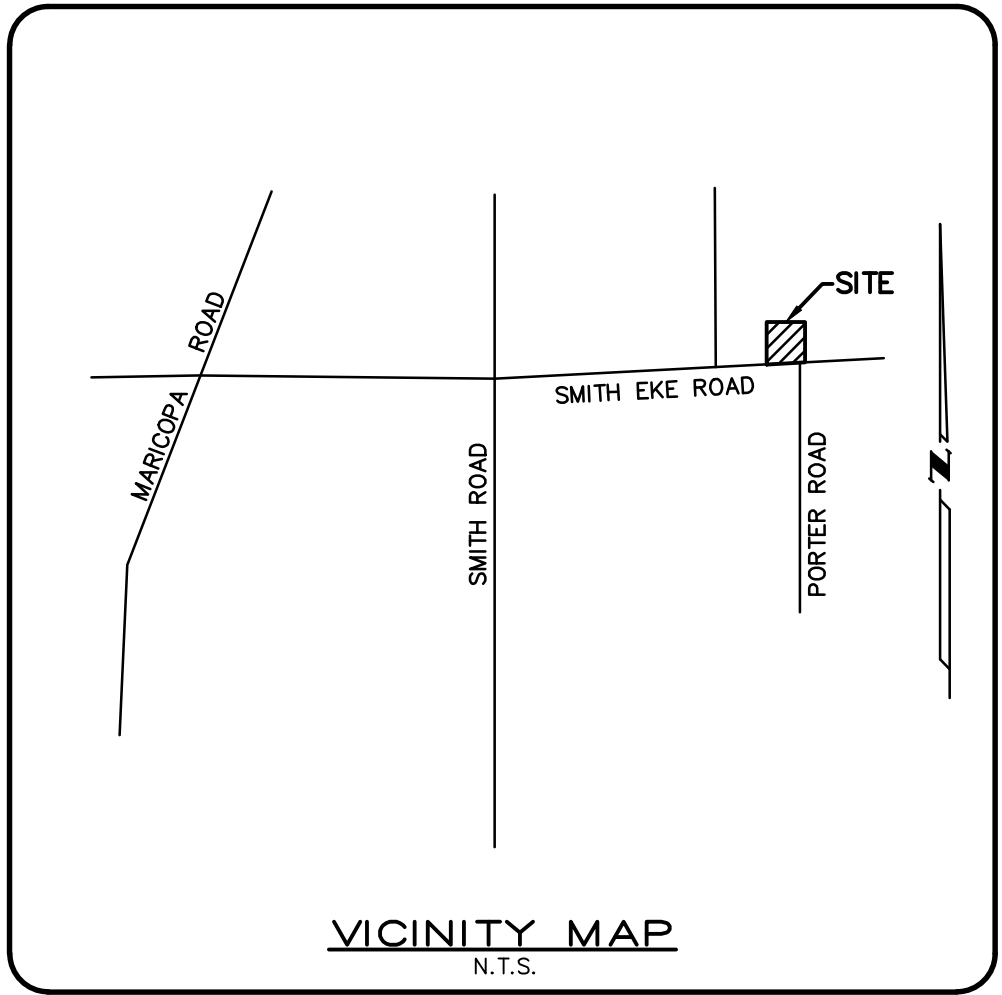
COVER SHEET	1
UTILITY EASEMENT AND BUILDING LAYOUT	2
PARKING LAYOUT	3

OWNER/DECLARANT

DURKEE & COMPANY LLC  
41600 W. SMITH ENKE ROAD  
MARICOPA, ARIZONA 85138

SURVEYOR

SITE CONSULTANTS, INC. A DIVISION OF WESTWOOD  
6909 EAST GREENWAY PARKWAY, SUITE 250  
SCOTTSDALE, ARIZONA 85254  
TELE: 480-747-6558  
CONTACT: GARY STOCKER, R.L.S.



BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON PARCEL MAP FOR "MARICOPA GRAND PROFESSIONAL VILLAGE", RECORDS OF PINAL COUNTY, ARIZONA, IN CABINET H, SLIDE 075, RECORDING NUMBER 2008-074725.

BEARING = NORTH 87°26'12" EAST.

ASSURED WATER SUPPLY:

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF 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 HAS AGREED TO SERVE THIS SUBDIVISION AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY: \_\_\_\_\_

ACCEPTANCE

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF MARICOPA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
MAYOR CITY CLERK

APPROVED:  
THIS IS TO CERTIFY MY OPINION THIS PLAT MEETS ALL OF THE REQUIREMENTS OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICES AND ALL NEW LOTS, PARCELS, AND TRACTS CREATED ARE SUITED FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

BY: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR DATE  
CITY OF MARICOPA, ARIZONA

APPROVED:  
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE COMPLIED WITH AND THAT THIS PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

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

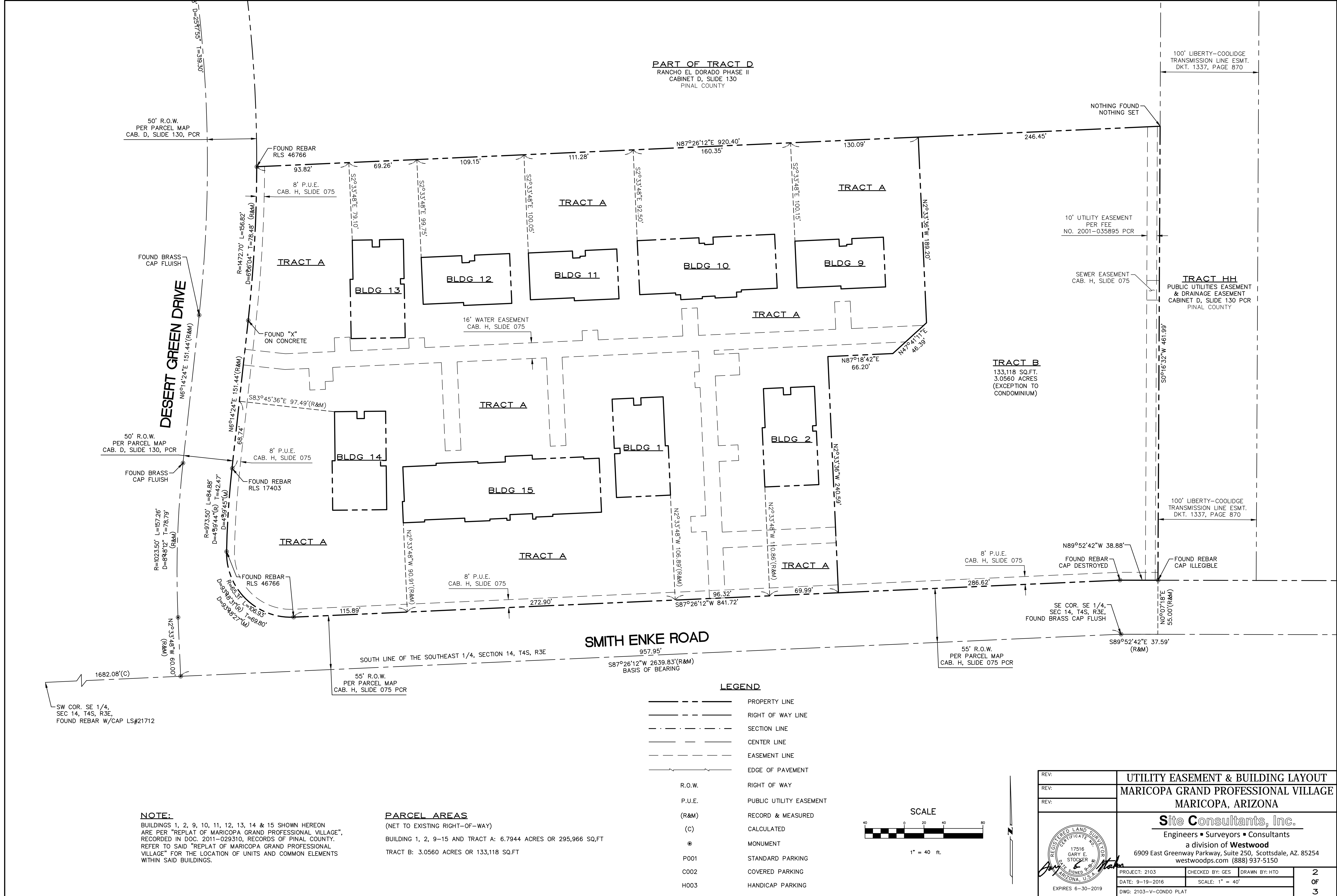
CERTIFICATION

THIS IS TO CERTIFY THAT I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA, THIS PLAT WAS MADE UNDER MY DIRECTION; THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS"; THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF SEPTEMBER, 2018; THE SURVEY IS TRUE AND COMPLETE AS SHOWN; MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDDATION; THEIR POSITIONS ARE CORRECTLY SHOWN; AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY E. STOCKER  
REGISTERED LAND SURVEYOR # 17516

EXPIRES 6-30-2019

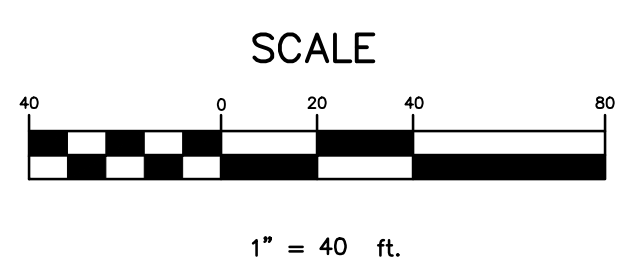
REV:	COVER SHEET		
REV:	MARICOPA GRAND PROFESSIONAL VILLAGE		
REV:	MARICOPA, ARIZONA		
		<b>Site Consultants, Inc.</b> Engineers • Surveyors • Consultants a division of <b>Westwood</b> 6909 East Greenway Parkway, Suite 250, Scottsdale, AZ. 85254 westwoodps.com (888) 937-5150	
PROJECT: 2103		CHECKED BY: GES	DRAWN BY: HTO
DATE: 9-19-2016		SCALE: 1" = N.T.S.	
DWG: 2103-V-CONDO PLAT		1 OF 3	



**NOTE:**  
BUILDINGS 1, 2, 9, 10, 11, 12, 13, 14 & 15 SHOWN HEREON ARE PER "REPLAT OF MARICOPA GRAND PROFESSIONAL VILLAGE", RECORDED IN DOC. 2011-029310, RECORDS OF PINAL COUNTY. REFER TO SAID "REPLAT OF MARICOPA GRAND PROFESSIONAL VILLAGE" FOR THE LOCATION OF UNITS AND COMMON ELEMENTS WITHIN SAID BUILDINGS.

**PARCEL AREAS**  
(NET TO EXISTING RIGHT-OF-WAY)  
BUILDING 1, 2, 9-15 AND TRACT A: 6.7944 ACRES OR 295,966 SQ.FT  
TRACT B: 3.0560 ACRES OR 133,118 SQ.FT

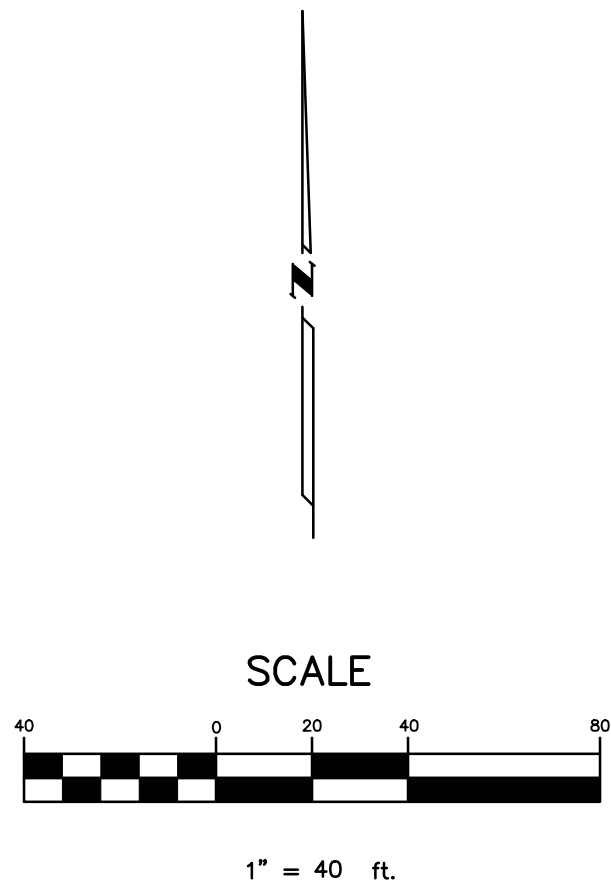
- LEGEND**
- PROPERTY LINE
  - RIGHT OF WAY LINE
  - SECTION LINE
  - CENTER LINE
  - EASEMENT LINE
  - EDGE OF PAVEMENT
  - R.O.W. RIGHT OF WAY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (R&M) RECORD & MEASURED
  - (C) CALCULATED
  - MONUMENT
  - P001 STANDARD PARKING
  - C002 COVERED PARKING
  - H003 HANDICAP PARKING



REV:	UTILITY EASEMENT & BUILDING LAYOUT		
REV:	MARICOPA GRAND PROFESSIONAL VILLAGE		
REV:	MARICOPA, ARIZONA		
<b>Site Consultants, Inc.</b>			
Engineers • Surveyors • Consultants			
a division of <b>Westwood</b>			
6909 East Greenway Parkway, Suite 250, Scottsdale, AZ. 85254			
westwoodps.com (888) 937-5150			
PROJECT: 2103	CHECKED BY: GES	DRAWN BY: HTO	2
DATE: 9-19-2016	SCALE: 1" = 40'		OF
DWG: 2103-V-CONDO PLAT			3

EXPIRES 6-30-2019





**PART OF TRACT D**  
RANCHO EL DORADO PHASE II  
CABINET D, SLIDE 130  
PINAL COUNTY

BUILDING 9, ADJOINING 9 PARKING SPACES AND PERMANENT FIRE ACCESS HAVE NOT BEEN CONSTRUCTED AS OF DATE OF THIS PLAT, AND ARE TO BE COMPLETED PER CONDITIONS TO APPROVAL NOTED HEREON.

DESERT GREEN DRIVE

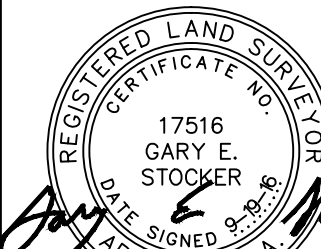
SMITH ENKE ROAD

**LEGEND**

	PROPERTY LINE
	RIGHT OF WAY LINE
	SECTION LINE
	CENTER LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
(R&M)	RECORD & MEASURED
(C)	CALCULATED
●	MONUMENT
P001	STANDARD PARKING
C002	COVERED PARKING
H003	HANDICAP PARKING

**NOTE:**

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REV:	PARKING LAYOUT			
REV:	MARICOPA GRAND PROFESSIONAL VILLAGE			
REV:	MARICOPA, ARIZONA			
	Site Consultants, Inc.			
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	6909 East Greenway Parkway, Suite 250, Scottsdale, AZ. 85254			
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	PROJECT: 2103	CHECKED BY: GES	DRAWN BY: HTO	3
	DATE: 9-19-2016	SCALE: 1" = 40'		OF
	DWG: 2103-V-CONDO PLAT S3			3