

GENERATION CHURCH ARIZONA

MAP OF DEDICATION

A PORTION OF APN 502-03-012L, FEE 2021-118328, 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

STATE OF ARIZONA }
COUNTY OF PINAL }SS

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS 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



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

MAP OF DEDICATION
GENERATION CHURCH ARIZONA
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

June 4, 2024

REVISIONS:



PM. TEG
DR. YG
JOB NO. 22000807



22000807-LOCOCO ST - MOD.DWG

SHEET NO. 1 OF 2

DECLARATION, TITLE WARRANTY AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT GENERATION CHURCH ARIZONA, AN ARIZONA DOMESTIC NONPROFIT CORPORATION, AS OWNER(S), HEREBY PUBLISHES THIS MAP OF DEDICATION, 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 MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS CONSTITUTING SAME. EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY. GENERATION CHURCH ARIZONA, AN ARIZONA DOMESTIC NONPROFIT CORPORATION, AS OWNER(S), HEREBY DEDICATES THE STREET SHOWN ON SAID MAP OF DEDICATION TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND ALL UTILITIES.

GENERATION CHURCH ARIZONA, AN ARIZONA DOMESTIC NONPROFIT CORPORATION, AS THE OWNER(S), HEREBY DEDICATES A 25 FOOT WIDE RIGHT-OF-WAY FOR LOCOCO STREET.

GENERATION CHURCH ARIZONA, AN ARIZONA DOMESTIC NONPROFIT CORPORATION, IS THE OWNER(S) OF FEE TITLE TO THE FOLLOWING PROPERTY, AND ARE THE ONLY PARTIES HAVING AN INTEREST IN THE PROPERTY BEING DEDICATED ON THE MAP FOR ROADWAY PURPOSES; GENERATION CHURCH ARIZONA, AN ARIZONA DOMESTIC NONPROFIT CORPORATION, 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: GENERATION CHURCH ARIZONA, AN ARIZONA DOMESTIC NONPROFIT CORPORATION, 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 ____ DAY OF _____, 2024.

OWNER:

GENERATION CHURCH ARIZONA, AN ARIZONA DOMESTIC NONPROFIT CORPORATION
1010 S. ELLSWORTH ROAD, MESA, AZ 85208

BY: _____ DATE _____
NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

ON THIS ____ DAY OF _____, 2024, 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 WITNESS THEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____, 20____

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____

BY: _____
BENEFICIARY

ITS: _____
TITLE OR POSITION

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT, OR WATER EASEMENT EXCEPT AS NOTED BELOW. PAVING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS, AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT. NO VEGETATION SHALL BE PLANTED WITHIN ANY EASEMENT WITHOUT PRIOR APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT "DESIGN STANDARDS FOR WATER DISTRIBUTION MAIN". IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MARICOPA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING MAINTENANCE, CONSTRUCTION, RECONSTRUCTION, OR REPAIR. THE CITY OF MARICOPA MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MARICOPA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

APPROVAL

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY PLAT APPROVED BY THE CITY OF MARICOPA PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20____. THE FINAL PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 20____.

APPROVED BY:

PLANNING AND ZONING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA ON THIS ____ DAY OF _____, 20____.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF PINAL }SS

ON THIS ____ DAY OF _____, 2024, 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 WITNESS THEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____, 20____

OWNER

GENERATION CHURCH ARIZONA
AN ARIZONA DOMESTIC NONPROFIT CORPORATION
1010 S. ELLSWORTH
MESA, AZ 85208
PHONE: _____
CONTACT: _____

DEVELOPER

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

SURVEYOR

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

SITE INFORMATION

APN: 502-03-012L

LOCATION: NORTH WHITE AND PARKER ROAD, MARICOPA, AZ

LAND AREA: DEDICATED RIGHT-OF-WAY = 19,075 SF OR 0.438 AC± (NET AREA)

LOT 1 (REMAINING PARCEL) = 505,321 SF OR 11.601 AC± (NET AREA)

GROSS AREA = 524,396 SF OR 12.0385 AC±

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.

FLOOD ZONE STATEMENT

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS (FIRM), NUMBERS 04021C0785F, 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."

PARENT PARCEL LEGAL DESCRIPTION - APN 502-03-012L

(LEGAL DESCRIPTION PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE, COMMITMENT NO. 55216, DATED MARCH 27, 2024 AT 8:00AM)

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1311.00 FEET OF THE SOUTH 400.00 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 30.

EXCEPTING THEREFROM ONE-HALF INTEREST IN ALL OIL AND MINERAL RIGHTS IN SAID PROPERTY AS RESERVED UNTO BOYD KERN AND HANNAH G. KERN, HUSBAND AND WIFE, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS IN DOCKET 118, PAGE 588; AND

FURTHER EXCEPTING THEREFROM 50% OF ALL REMAINING OIL, METALS AND MINERAL RIGHTS, AND 50% OF ALL REMAINING GEOTHERMAL RESOURCES AND RIGHTS, AS RESERVED IN DOCKET 1211, PAGE 46, RECORDS OF PINAL COUNTY, ARIZONA.

ALSO KNOWN AS PARCEL 2, A LAND DIVISION SURVEY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA AS FEE NO. 2019-030804.

CONTAINING 524,454 SQUARE FEET OR 12.0398 ACRES, MORE OR LESS (PER DEED 2019-069773)

CONTAINING 524,396 SQUARE FEET OR 12.0385 ACRES, MORE OR LESS (MEASURED)

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OF DEDICATION 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, RLS 55545
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE, AZ 85251
DATE 6/4/24

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.

GENERATION CHURCH ARIZONA

MAP OF DEDICATION

STATE OF ARIZONA }
 COUNTY OF PINAL }SS
 I HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT IS 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



NEELY FAMILY FARM LLC
 APN 502-03-012K
 FEE 2019-069772, PCR
 (NOT A PART)

LOT 1
 AREA: 505,321 SF OR 11.601 AC

NEELY FAMILY FARM LLC
 APN 502-03-012K
 FEE 2019-069772, PCR
 (NOT A PART)

LOT 4
 MARICOPA CITY COMPLEX BLOCK PLAT
 FEE 2022-115633
 (NOT A PART)

LOT 1A
 MARICOPA CITY COMPLEX REPLAT
 APN 502-03-012M
 (NOT A PART)

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

LEGAL DESCRIPTION - LOT 1

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, THEREOF BEARS N00°18'48"E A DISTANCE OF 2,679.85 FEET;

THENCE, N00°18'48"E, TO A FOUND BRASS CAP FLUSH ALONG THE WEST SECTION LINE OF SAID SECTION 30, ALSO BEING AT THE CENTER LINE OF LOCOCO STREET AS SHOWN ON "MARICOPA BLOCK PLAT FOR CITY OF MARICOPA COMPLEX" AS RECORDED IN FEE 2022-115633, A DISTANCE OF 2,009.73 FEET;

THENCE, N00°18'48"E A DISTANCE OF 25.00 FEET, TO THE POINT OF BEGINNING;

THENCE, N00°18'48"E A DISTANCE OF 375.00 FEET;

THENCE, S88°50'48"E A DISTANCE OF 1311.14 FEET;

THENCE, S00°18'48"W A DISTANCE OF 400.00 FEET;

THENCE, N88°50'48"W A DISTANCE OF 548.31 FEET;

THENCE, N01°09'12"E A DISTANCE OF 25.00 FEET;

THENCE, N88°50'48"W A DISTANCE OF 763.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 505,321 SQUARE FEET OR 11.601 ACRES, MORE OR LESS

LEGAL DESCRIPTION - 25' RIGHT-OF-WAY

LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 4 EAST, THEREOF BEARS N00°18'48"E A DISTANCE OF 2,679.85 FEET;

THENCE, N00°18'48"E, TO A FOUND BRASS CAP FLUSH ALONG THE WEST SECTION LINE OF SAID SECTION 30, ALSO BEING AT THE CENTER LINE OF LOCOCO STREET AS SHOWN ON "MARICOPA BLOCK PLAT FOR CITY OF MARICOPA COMPLEX" AS RECORDED IN FEE 2022-115633, A DISTANCE OF 2,009.73 FEET, TO THE POINT OF BEGINNING;

THENCE, N00°18'48"E A DISTANCE OF 25.00 FEET;

THENCE, S88°50'48"E A DISTANCE OF 763.19 FEET;

THENCE, S01°09'12"W A DISTANCE OF 25.00 FEET;

THENCE, N88°50'48"W A DISTANCE OF 762.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 19,075 SQUARE FEET OR 0.438 ACRES, MORE OR LESS.

S:\22000807 - LOCOCO STREET APARTMENTS\DWG\SURVEY\ALTA\GENERATION CHURCH\MOD\22000807-LOCOCO ST - MOD.DWG SAVEDATE:4/29/2024 10:08 AM PLOTDATE:6/1/2024 5:37 PM

W 1/4 SEC 30, T4S, R4E
 FND MON FLUSH CAP
 STAMPED TOWN
 OF MARICOPA

WHITE & PARKER ROAD
 (BASIS OF BEARINGS)
 N00°18'48"E 2679.85

ELEC ESMT PER
 DKT 341,
 PG 193, PCR

R/W
 AREA: 19,075 SF
 OR 0.438 AC

LOCOCO STREET

NE CORNER
 MARICOPA CITY
 BLOCK PLAT

8' PUE PER FEE
 2013-000598 PCR

ELEC ESMT PER
 DKT 341,
 PG 193, PCR

25' R/W
 PER RECORDED
 INST. 2022-115633
 PCR

8' PUE
 PER RECORDED
 INST. 2022-115633
 PCR

75' R/W PER FEE
 2013-000598 PCR

66' RDWY ESMT PER
 DKT 375 PG 572 PCR

55' R/W PER
 CABINET E,
 SLIDE 155 PCR

LOT 7
 MARICOPA CITY COMPLEX BLOCK PLAT
 FEE 2022-115633, PCR
 (NOT A PART)

SW CORNER
 SEC 30, T4S, R4E
 FND MON FLUSH CAP
 STAMPED TOWN
 OF MARICOPA

BOWLIN ROAD

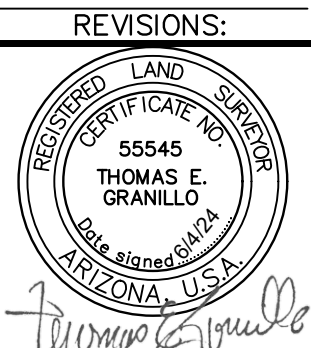
MAP OF DEDICATION

GENERATION CHURCH ARIZONA

CITY OF MARICOPA, PINAL COUNTY, ARIZONA
 39695 W LOCOCO STREET

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

June 4, 2024



PM.	TEG
DR.	YG
JOB NO.	22000807
SCALE	0 30 60 1" = 60' FEET
SHEET NO.	2 OF 2