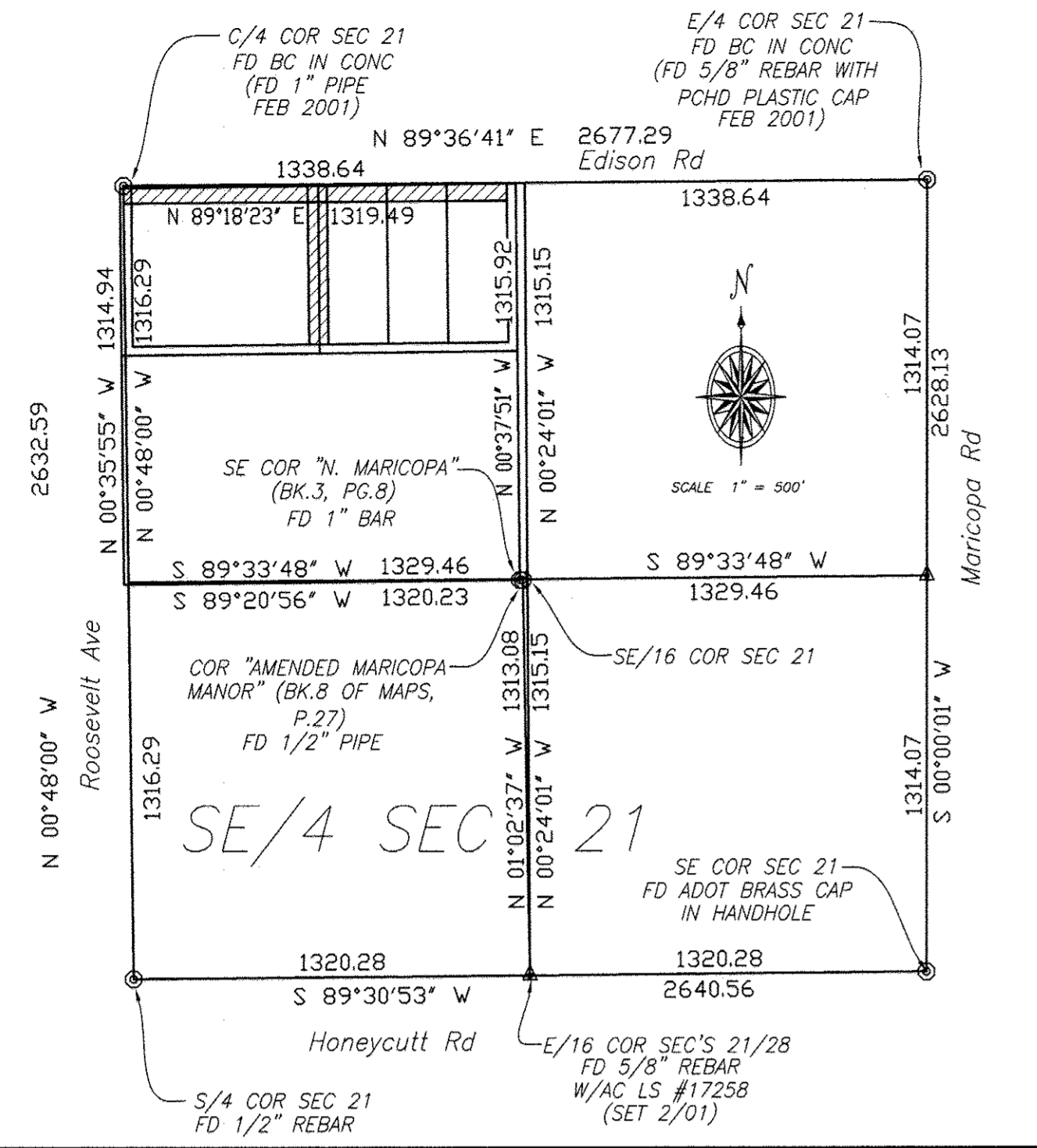


I hereby certify that the within instrument is filed in the official records of this County in Fee No: \_\_\_\_\_  
Date: \_\_\_\_\_  
Request of: \_\_\_\_\_  
Witness my hand and official seal.  
Laura Dean-Lytle Pinal County Recorder  
By: \_\_\_\_\_ Deputy

# "MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE

LOCATED IN THE THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY ARIZONA



LEGAL DESCRIPTION: EDISON ROAD RIGHT-OF-WAY SMS INVESTMENTS TO CITY OF MARICOPA

Commencing at a 1" pipe in concrete marking the Center quarter corner of Section 21, from which a 5/8" rebar with Pinal County Highway Department plastic cap marking the East quarter corner of Section 21 bears North 89°36'41" East a distance of 2677.29 feet and from which a 1/2" rebar marking the South quarter of Section 21 bears South 00°48'00" East a distance of 2632.59 feet. Thence South 00°48'00" East a distance of 8.53 feet to the POINT OF BEGINNING.

Thence North 89°18'23" East along the North boundary of Blocks 3 and 6 of "North Maricopa" Book 3 of Maps, page 8 a distance of 1078.74 feet

Thence South 00°37'51" East along the East boundary of Lot 2, Block 3 of "North Maricopa" per Book 3 of Maps, page 8 a distance of 37.21 feet

Thence South 89°36'41" West parallel to and 40.00 feet South of the North boundary of the Southeast quarter of Section 21 a distance of 1078.65 feet

Thence North 00°48'00" West along the West boundary of the Southeast quarter of Section 21 a distance of 31.47 feet to the POINT OF BEGINNING

LEGAL DESCRIPTION: EDISON ROAD RIGHT-OF-WAY GREAT WESTERN DEVELOPERS TO CITY OF MARICOPA

Commencing at a 1" pipe in concrete marking the Center quarter corner of Section 21, from which a 5/8" rebar with Pinal County Highway Department plastic cap marking the East quarter corner of Section 21 bears North 89°36'41" East a distance of 2677.29 feet and from which a 1/2" rebar marking the South quarter of Section 21 bears South 00°48'00" East a distance of 2632.59 feet. Thence North 89°18'23" East along the North boundary of Blocks 3 and 6 of "North Maricopa" Book 3 of Maps, page 8 a distance of 1078.74 feet to the POINT OF BEGINNING.

Thence North 89°18'23" East along the North boundary of Lot 1, Block 3 of "North Maricopa" Book 3 of Maps, page 8 a distance of 199.92 feet

Thence South 00°37'51" East parallel to and 30.00 feet West of the East boundary of "North Maricopa" per Book 3 of Maps, page 8 a distance of 38.27 feet

Thence South 89°36'41" West parallel to and 40.00 feet South of the North boundary of the Southeast quarter of Section 21 a distance of 199.92 feet

Thence North 00°37'32" West along the West boundary of Lot 1, Block 3 of "North Maricopa" per Book 3 of Maps, page 8 a distance of 37.21 feet to the POINT OF BEGINNING

LEGAL DESCRIPTION: EDISON ROAD RIGHT-OF-WAY UNENCUMBERED LAND TO CITY OF MARICOPA

Commencing at a 1" pipe in concrete marking the Center quarter corner of Section 21, from which a 5/8" rebar with Pinal County Highway Department plastic cap marking the East quarter corner of Section 21 bears North 89°36'41" East a distance of 2677.29 feet and from which a 1/2" rebar marking the South quarter of Section 21 bears South 00°48'00" East a distance of 2632.59 feet. Said Center quarter corner also marking the POINT OF BEGINNING.

Thence North 89°36'41" East along the North boundary of the Southeast quarter of Section 21 a distance of 1278.69 feet

Thence South 00°37'51" East parallel to and 30.00 feet West of the East boundary of "North Maricopa" per Book 3 of Maps, page 8 a distance of 1.73 feet

Thence South 89°18'23" West along the North boundary of Blocks 3 and 6 of "North Maricopa" Book 3 of Maps, page 8 a distance of 1278.66 feet

Thence North 00°48'00" West along the West boundary of the Southeast quarter of Section 21 a distance of 8.53 feet to the POINT OF BEGINNING

\*NOTE\*

A STRIP OF LAND NORTH OF THE PROPERTIES BEING SHOWN HERE IS UNENCUMBERED AND NOT A PART OF THE RIGHT-OF-WAY DEDICATION. THE RIGHT-OF-WAY DEDICATION WILL ONLY INCLUDE THE PROPERTIES LEGALLY DESCRIBED HERETO. THE LEGAL DESCRIPTIONS SHOWN HEREON ARE CORRECT FOR EACH PROPERTY OWNER'S PORTION OF THE TOTAL RIGHT-OF-WAY.

### DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS SMS INVESTMENTS, LLC, DOES HEREBY PUBLISH THIS "MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE", LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY DECLARES THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS CONSTITUTING SAME AND THAT SAID STREETS SHALL BE KNOWN BY NAME GIVEN EACH RESPECTIVELY.

SMS INVESTMENTS, LLC, AS OWNER OF LOTS 2 AND 3 OF BLOCK 3 AND LOTS 1 THRU 3 OF BLOCK 6 OF "NORTH MARICOPA" PER BOOK 3 OF MAPS, PAGE 8, WARRANTS TO THE CITY OF MARICOPA THAT IT IS THE SOLE OWNER OF THAT PROPERTY SHOWN HEREON THIS MAP, AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED BY THE INSTRUMENTS, WHICH ARE RECORDED IN THE PINAL COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

STREETS SHOWN ON THIS MAP OF DEDICATION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

IN WITNESS WHEREOF:

SMS INVESTMENTS, LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS MAP OF DEDICATION BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

OWNER: SMS INVESTMENTS

BY \_\_\_\_\_

TITLE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
) SS  
COUNTY OF, )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF SMS INVESTMENTS, LLC, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS MAP OF DEDICATION FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF:

BY \_\_\_\_\_

NOTARY PUBLIC

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

### DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS GREAT WESTERN DEVELOPERS, LLC, DOES HEREBY PUBLISH THIS "MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE", LOCATED IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY DECLARES THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE STREETS CONSTITUTING SAME AND THAT SAID STREETS SHALL BE KNOWN BY NAME GIVEN EACH RESPECTIVELY.

GREAT WESTERN DEVELOPERS, LLC, AS OWNER OF LOT 1, BLOCK THREE OF "NORTH MARICOPA" PER BOOK 3 OF MAPS, PAGE 8, WARRANTS TO THE CITY OF MARICOPA THAT IT IS THE SOLE OWNER OF THAT PROPERTY SHOWN HEREON THIS MAP, AND THAT EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES OR OTHER PROPERTY INTERESTS CREATED BY THE INSTRUMENTS, WHICH ARE RECORDED IN THE PINAL COUNTY RECORDER'S OFFICE OR WHICH THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS MAP IS RECORDED.

STREETS SHOWN ON THIS MAP OF DEDICATION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.

IN WITNESS WHEREOF:

GREAT WESTERN DEVELOPERS LLC, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS MAP OF DEDICATION BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

OWNER: GREAT WESTERN DEVELOPERS

BY \_\_\_\_\_

TITLE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF ARIZONA )  
) SS  
COUNTY OF, )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF GREAT WESTERN DEVELOPERS, LLC, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS MAP OF DEDICATION FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF:

BY \_\_\_\_\_

NOTARY PUBLIC

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

### NOTES

1. ALL STREETS ARE PUBLIC STREETS

2. A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CENTERLINE, P.C., P.T. AND STREET INTERSECTIONS UPON COMPLETION OF PAVING PLANS

3. ALL NEW OR RELOCATED UTILITIES WILL BE UNDERGROUND

4. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPE SHALL BE THE RESPONSIBILITY OF CITY OF MARICOPA

### BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE SALT RIVER BASE AND MERIDIAN, OF PINAL COUNTY, ARIZONA.

SAID BEARING = NORTH 89°36'41" EAST

### LAND USE TABLE

GROSS AREA OF DEDICATION	1.932 ACRES
AREA OF PUBLIC STREETS	1.932 ACRES
GROSS AREA OF ABANDONMENT	0.676 ACRES

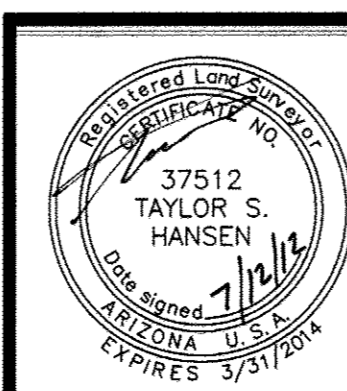
### LEGEND

- ▲ = CORNER OF THIS SUBDIVISION
- = FOUND MONUMENT AS NOTED
- ◆ = FOUND U.S.G.L.O. MONUMENT AS NOTED

### SURVEY CERTIFICATE

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.

Taylor S. Hansen, R.L.S. Date  
Registration No. 37512  
115 S. Main St  
Coolidge, AZ 85228



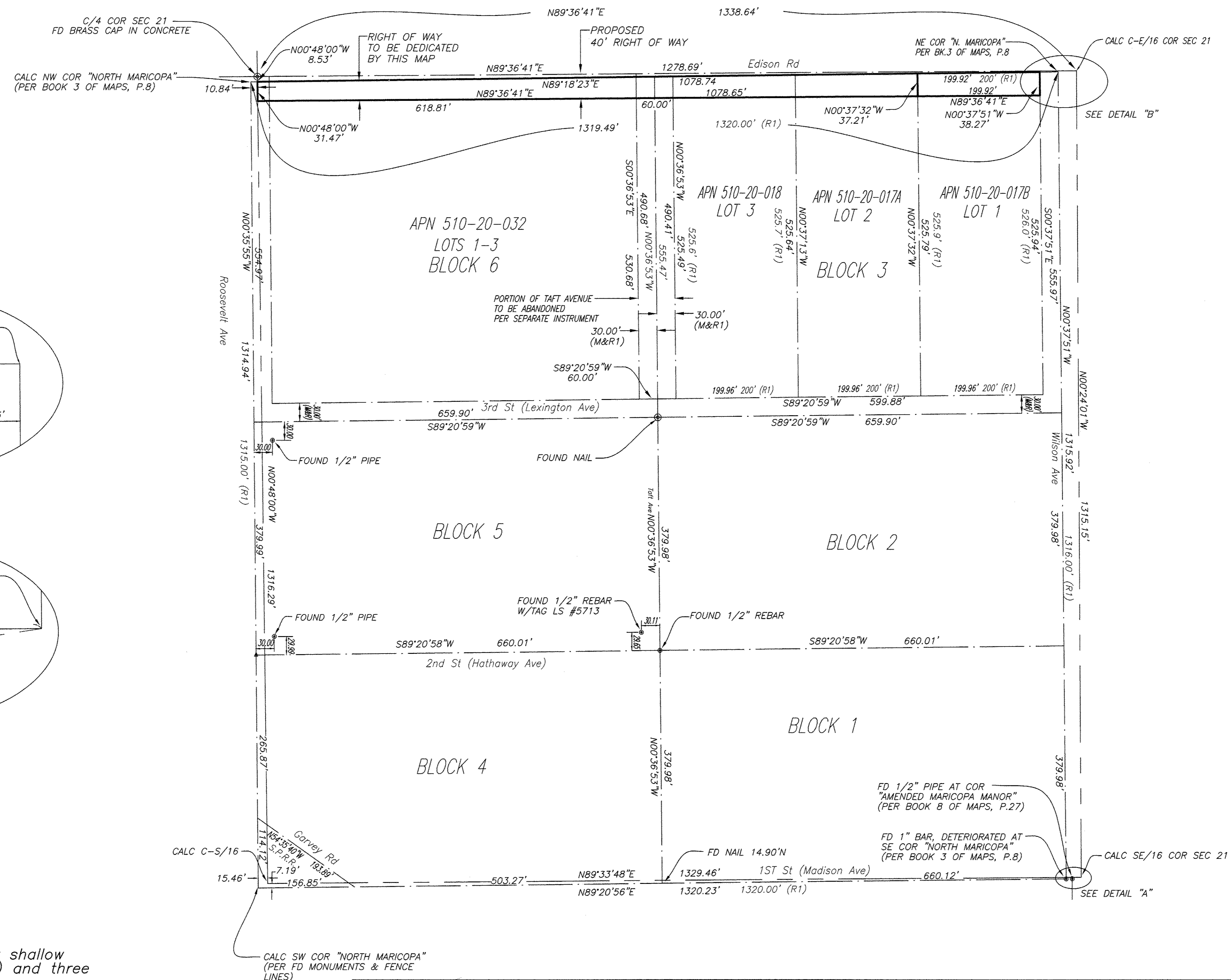
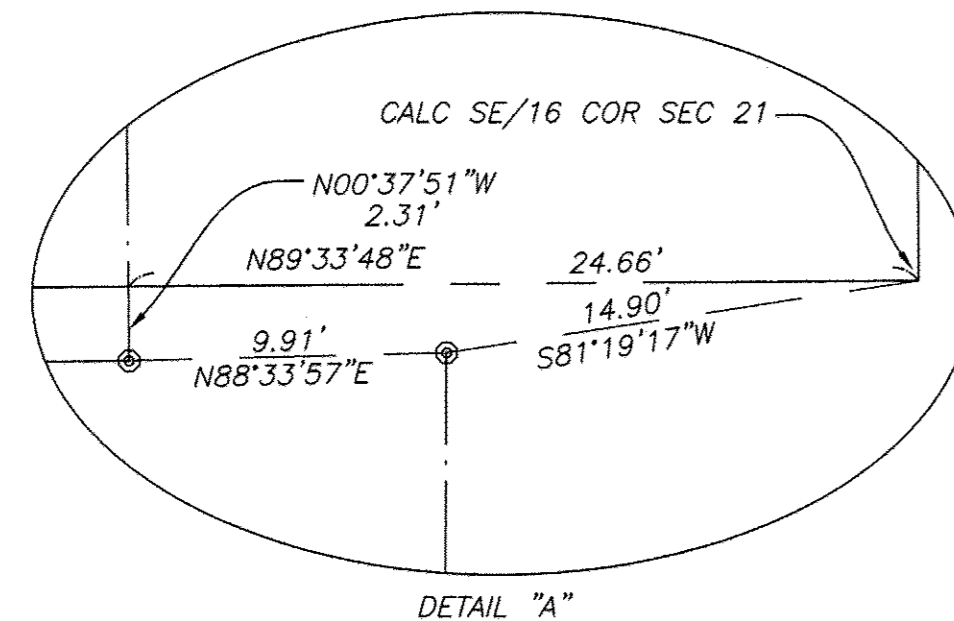
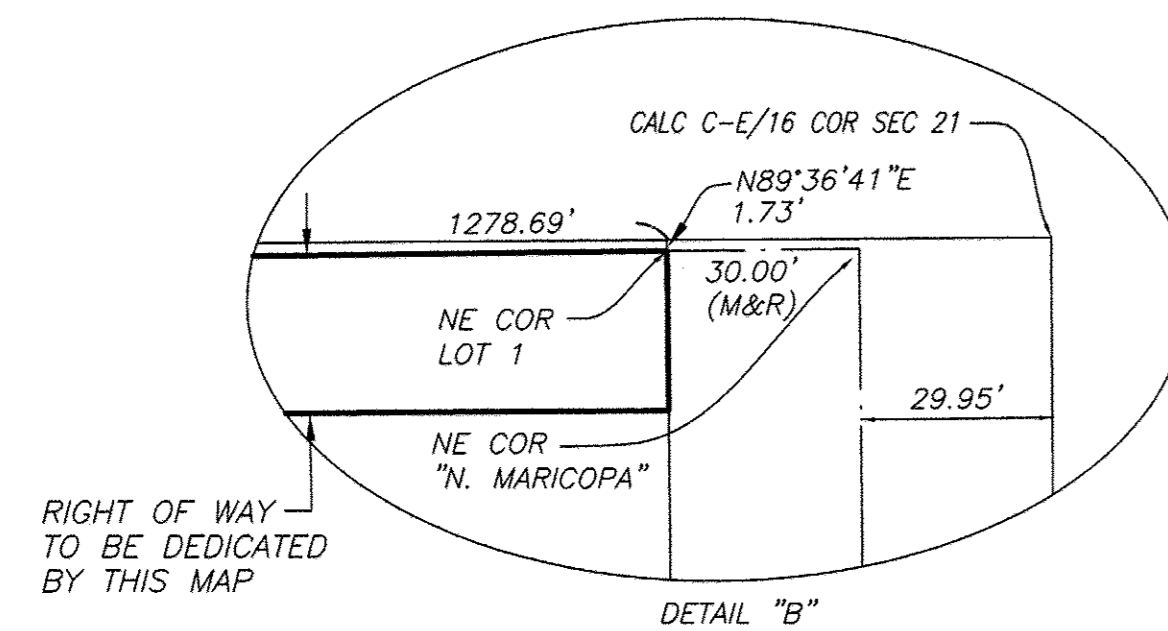
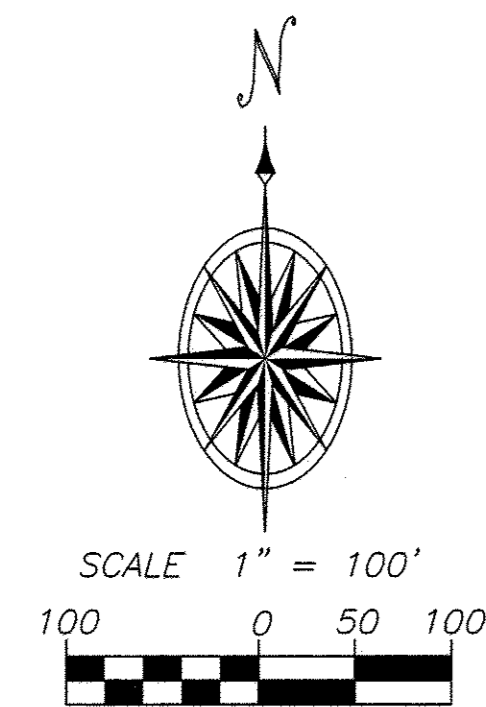
## MAP OF DEDICATION AND ABANDONMENT

LOCATION: CITY OF MARICOPA, ARIZONA	REVISED BY:	DATE: JUNE 2012	PROJ#: 120052
SURVEY: JJD	DRAWN BY: CK	DESIGN:	REVISION NO.
		REVIEW: TH	SHEET 1 OF 2

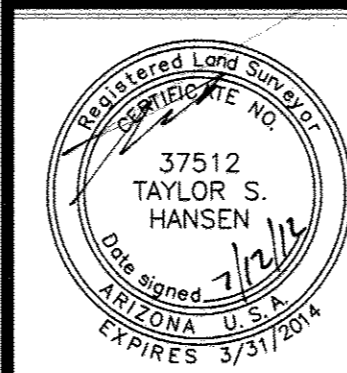
I hereby certify that the within instrument is filed in the official records of this County in Fee No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_  
 Witness my hand and official seal.  
 Laura Dean-Lytle Pinal County Recorder  
 By: \_\_\_\_\_ Deputy

# MAP OF DEDICATION OF EDISON ROAD AND ABANDONMENT OF TAFT AVENUE

LOCATED IN THE THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY ARIZONA



- \* ZONED "GR" (General Rural)
- \* FLOOD ZONE = "AO" (Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.)
- \* No evidence of recent earth moving or use as a solid waste dump



**HANSEN**  
 ENGINEERING & SURVEYING  
 115 S. MAIN ST  
 COOLIDGE, AZ. 85228  
 (520) 723-3261 FAX (520) 723-3739  
 WWW.HANSENSURVEY.COM



## MAP OF DEDICATION AND ABANDONMENT

LOCATION: CITY OF MARICOPA, ARIZONA	REVISED BY:	DATE: JUNE 2012	PROJ# 120052
SURVEY: TH	DRAWN BY: CK	DESIGN:	REVISION NO.
		REVIEW: TH	SHEET 2 OF 2