

BLOCK PLAT
FOR
CITY OF MARICOPA COMPLEX
A REPLAT OF

MAP OF DEDICATION FOR MARICOPA CITY COMPLEX FEE 2013-000598 PCR &
MAP OF DEDICATION FOR CITY OF MARICOPA LIBRARY FEE 2020-103909 PCR

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
PINAL COUNTY, ARIZONA

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE
PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. Z2241442--001--IMP--MB2
DATED MARCH 7, 2022.

ATWELL LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE COMMITMENT OF TITLE REPORT AND
SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS LISTED HEREON. ATWELL LLC
AND JAMES G. SPRING (PLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION (FROM TITLE REPORT)

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

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS
FOLLOWS:

BEGINNING AT A REBAR WITH TAG MARKED 35325 ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 30, FROM
WHICH A REBAR ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS NORTH 00 DEGREES 14 MINUTES 31
SECONDS EAST, A DISTANCE OF 2,679.62 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREES 14 MINUTES 31 SECONDS EAST, A
DISTANCE OF 2,009.72 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST
QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 55 MINUTES 05 SECONDS EAST,
A DISTANCE OF 2625.58 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER;

{ THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 08 SECONDS 08 WEST, } CORRECTION TO LEGAL
{ A DISTANCE OF 1,591.92 FEET OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID EAST LINE NORTH 89 DEGREES 12 MINUTES 52 SECONDS WEST,
A DISTANCE OF 227.01 FEET OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS WEST,
A DISTANCE OF 404.03 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 12 MINUTES 52 SECONDS WEST,
A DISTANCE OF 49.00 FEET TO THE WEST LINE OF THE EAST 276.00 FEET OF THE NORTHWEST QUARTER OF SAID
SECTION 31;

THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST,
A DISTANCE OF 276.01 FEET TO THE SOUTH LINE OF THE NORTH 276.00 FEET OF SAID NORTHWEST QUARTER OF SAID
SECTION 31;

THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 12 MINUTES 52 SECONDS EAST,
A DISTANCE OF 276.01 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 22 MINUTES 08 SECONDS WEST, A
DISTANCE OF 176.17 FEET;

THENCE LEAVING SAID EAST LINE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST,
A DISTANCE OF 2,627.85 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST,
A DISTANCE OF 477.97 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PART THEREOF DESCRIBED IN RECORD OF SURVEY RECORDED IN DOCUMENT NO. 2013--598 AND RECORDED
IN DOCUMENT NO. 2020--103909

EXCEPT ½ INTEREST ALL OIL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 118, PAGE 588

CITY OF MARICOPA NOTES

1. 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.
2. 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.
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA.
5. ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS
AND INSPECTIONS BY THE CITY OF MARICOPA.
6. ALL STRUCTURES SHALL COMPLY WITH THE CITY OF MARICOPA'S ZONING CODE OR STANDARDS AS AMENDED THE
PLANNED AREA DEVELOPMENT APPROVAL.
7. ALL EASEMENTS ARE SUBORDINATE TO THE DRAINAGE EASEMENTS.
8. 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.
9. A 1/2-INCH CAPPED REBAR SHALL BE SET AT ALL LOT, AND PARCEL CORNERS UPON THE COMPLETION OF PAVING
IMPROVEMENTS.
10. RIGHT-OF-WAY LANDSCAPE SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR
THE HOMEOWNER'S ASSOCIATION.
11. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY
OWNER 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.
12. PROPERTY OWNER OR HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND
MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.

GENERAL 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. 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. NOT TREES ARE ALLOWED
4. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24"
IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT

GROSS LAND AREA

GROSS LAND AREA AS-SURVEYED PARCEL = 111.226 ACRES± AND/OR 4,845,014 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."

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.

DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY PUBLISHES THIS BLOCK PLAT FOR
MARICOPA CITY COMPLEX, 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 BLOCK PLAT SETS FORTH LOCATION AND GIVES THE DIMENSION 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. THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES
THE STREETS SHOWN ON SAID PLAT THE PUBLIC FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO,
ACCESS, DRAINAGE, TELECOMMUNICATIONS AND ALL UTILITIES. THE CITY OF MARICOPA, A MUNICIPAL
CORPORATION, AS OWNER, HEREBY DEDICATES THE EASEMENTS TO THE PUBLIC FOR THE PURPOSES SHOWN
HEREON. SAID EASEMENT ARE DEDICATED AS SHOWN ON THE MAP.

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, IS THE OWNER OF FEE TITLE TO THE FOLLOWING PROPERTY,
AND IS THE ONLY PARTY 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. THE CITY OF MARICOPA, A MUNICIPAL
CORPORATION, HEREBY WARRANTS TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, THE
TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTER OF RECORD.

THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HEREBY DEDICATES A 25 FOOT WIDE
RIGHT-OF-WAY FOR LOCOCO STREET.

IN WITNESS WHEREOF:
THE CITY OF MARICOPA, A MUNICIPAL CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE
AFFIXED AND HAS EXECUTED THIS AMP BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED,
THIS ____ DAY OF _____, 2022

OWNER: THE CITY OF MARICOPA, A MUNICIPAL CORPORATION

BY: _____
ITS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT:

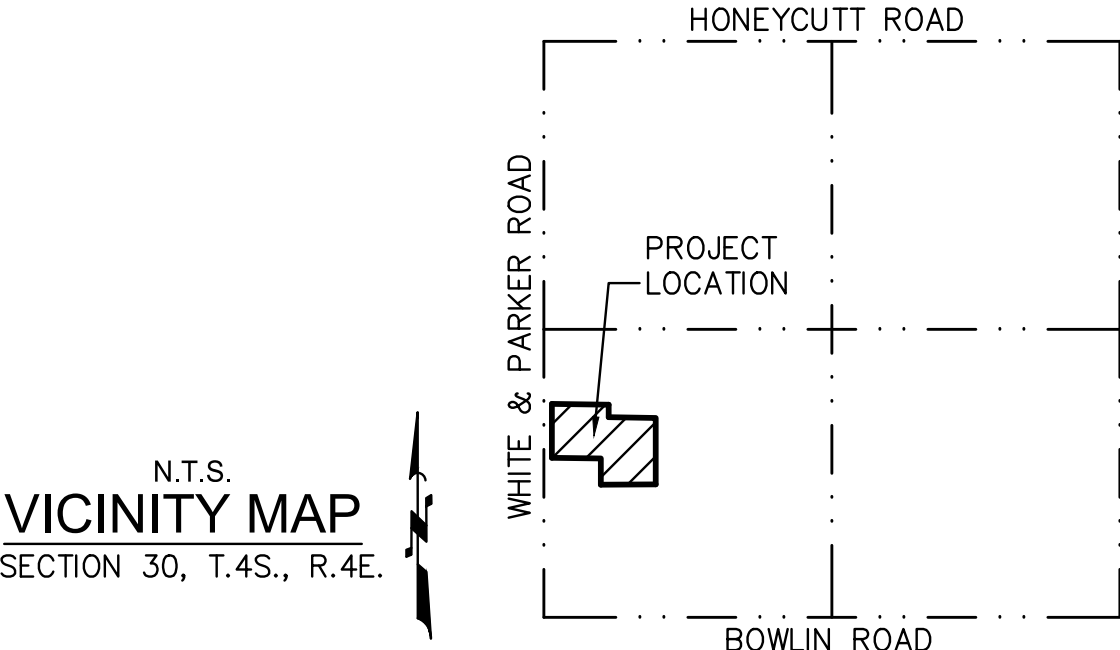
STATE OF ARIZONA }
COUNTY OF PINAL }

ON THIS ____ DAY OF _____ 2022, 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 HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES:



OWNER \ DEVELOPER

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

CIVIL ENGINEER

ATWELL
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE, AZ 85251
PHONE: (480) 218--8831
CONTACT: RAMZI GEORGES, P.E.

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.

BENCHMARK

BENCHMARK DATUM:(NAVD 88)
HORIZONTAL LOCATION=W 1/4 SECTION 30, T4S, R4E
ELEVATION = 1192.29'

APPROVED:

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, AZ

APPROVED:

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, AZ

APPROVED:

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

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY CLERK

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.

09--29--22
REGISTERED LAND SURVEYOR _____ DATE _____
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 EXPRESS OR
IMPLIED WARRANTY OR GUARANTEE.

ATWELL
866.850.4200 www.atwell-group.com
4900 N SCOTTSDALE RD, STE 1600
SCOTTSDALE, AZ 85251
480.218.8831

COUNTY: PINAL	SECTION: 30	TOWNSHIP: 4 SOUTH	RANGE: 4 EAST
BLOCK PLAT			
MARICOPA CITY COMPLEX			
PINAL COUNTY, ARIZONA			
SEPTEMBER 2022			
REVISIONS:			
PM.	TEG		
DR.	TD		
JOB NO. 22000807			
SCALE			
22000807-BLOCK PLATING			
SHEET NO.	1 OF 2		

