

VICINITY MAP

FINAL PLAT FOR HOME @ MARICOPA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

A PLAT OF LOT 1 OF THE RECORD OF SURVEY MINOR LAND DIVISION FOR SAM MARICOPA, RECORDED IN FEE NO. 2022-064259 PINAL COUNTY RECORDS

RECORDER'S INFORMATION

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DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS THAT SAM MC I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF HOME @ MARICOPA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID HOME @ MARICOPA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY, AND THAT SAM MC I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ANY DECORATIVE PAVEMENT WITHIN THE RIGHT OF WAY MUST ALSO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, SAM MC I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE OFFICER LISTED BELOW, THEREUNTO DULY AUTHORIZED.

BY: SAM MC I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____) SS
COUNTY OF _____)

BEFORE ME THIS ____ DAY OF _____ 2022,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO
BE _____ OF _____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND
ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ EXPIRES _____

ZONE

PAD - PLANNED AREA DEVELOPMENT

AREA SUMMARY

LOT 1	244,297.98 S.F /	5.61 AC.
LOT 2	154,715.98 S.F /	3.55 AC.
LOT 3	120,354.28 S.F /	2.76 AC.
LOT 4	147,076.15 S.F /	3.38 AC.
LOT 5	154,086.61 S.F /	3.54 AC.
TOTAL	820,528.00 S.F /	18.84 AC.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- CROSS ACCESS EASEMENTS AREA GRANTED ACROSS ALL LOTS SHOWN ON THIS PLAT FOR ACCESS FOR PRIVATE POTABLE WATER LINES, SANITARY SEWER LINES AND FIRE LINES, DRAINAGE, PEDESTRIAN ACCESS, VEHICULAR ACCESS, AND EMERGENCY VEHICULAR ACCESS AS MORE FULLY SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED IN DOC. NO. P.C.R.
- IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ALLOWED.
- 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 HOMEOWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.

BASIS OF BEARING

SOUTH 89°56'05" EAST - BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

OWNER / DEVELOPER

SAM MC I, LLC
1880 CENTURY PARK EAST, STE. 1011
LOS ANGELES, CA 90067
ATTN: DON LEAKE
PHONE: 480-242-6544
EMAIL: DON.LEAK@SHELTERASSET.COM

REFERENCE DOCUMENTS

RECORD OF SURVEY MINOR LAND DIVISION FOR SAM MARICOPA, FEE NO. 2022-064259, P.C.R.
RESULTS OF SURVEY, EAST UNIT II MARICOPA STANFIELD IRRIGATION DISTRICT, BOOK 1 OF SURVEYS, PAGE 174, P.C.R.
MAP OF DEDICATION OF GLENNWILDE DRIVE, ALAN STEPHENS PARKWAY, BOWLIN ROAD AND ADAMS WAY AT GLENNWILDE PER CABINET E, SLIDE 163, P.C.R.
FINAL PLAT OF MARICOPA POWER CENTER THE WELLS, CABINET H, SLIDE 053, P.C.R.
A.L.T.A./C.S.M. LAND TITLE SURVEY BY HILGART WILSON, DATED 3/20/16, PROJECT 1014, SEAL DATE 4/29/16.
MINOR LAND DIVISION FOR REV AT PORTER, FEE NO. 2021-039200, P.C.R.
MINOR LAND DIVISION FOR COPA FLATS, FEE NO. 2021-158220, P.C.R.

LEGAL DESCRIPTION - PARENT PARCEL

A PORTION OF LOT 3, OF MINOR LAND DIVISION FOR REV AT PORTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS 2021-039200 OF OFFICIAL RECORDS AND A PORTION OF LOT 1, OF COPA FLATS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS 2021-158220 OF OFFICIAL RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 00°41'43" EAST, A DISTANCE OF 2678.84 FEET;

THENCE SOUTH 89°56'05" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 216.06 FEET TO THE EAST RIGHT OF WAY LINE OF PORTER ROAD;

THENCE DEPARTING SAID SOUTH LINE, NORTH 26°10'21" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.53 FEET, TO THE BEGINNING OF A 1,055.00 FEET CURVE, CONCAVE NORTHWESTERLY;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°01'03", AN ARC DISTANCE OF DISTANCE OF 607.96 FEET;

THENCE NORTH 06°50'43" WEST, A DISTANCE OF 403.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 06°50'43" WEST, A DISTANCE OF 554.91 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 89°44'54" EAST, A DISTANCE OF 1,048.90 FEET;

THENCE SOUTH 00°35'31" WEST, A DISTANCE OF 1,039.64 FEET;

THENCE NORTH 89°56'05" WEST, A DISTANCE OF 540.00 FEET;

THENCE NORTH 00°35'31" EAST, A DISTANCE OF 484.09 FEET;

THENCE NORTH 89°24'29" WEST, A DISTANCE OF 397.31 FEET;

THENCE SOUTH 83°09'17" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

APPROVALS

APPROVED:

THIS IS TO CERTIFY IN MY OPINION THIS FINAL PLAT MEETS ALL OF THE REQUIREMENTS OF THE CITY CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICIES AND ALL NEW LOTS CREATED ARE SUITED FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

DIRECTOR OF DEVELOPMENT SERVICE DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA.

APPROVED:

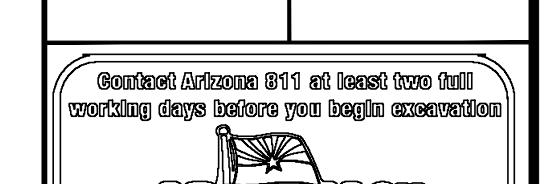
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENT OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS FINAL PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AS ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MINOR LAND DIVISION 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.

Mitchell H. Ragsdale
MITCHELL H RAGSDALE, R.P.L.S. #48943
TERRASCAPE CONSULTING L.L.C.
645 E. MISSOURI AVE., STE. 420
PHOENIX, AZ 85012
602-297-8732
mragsdale@terrascape.us



DATE: 11/28/22

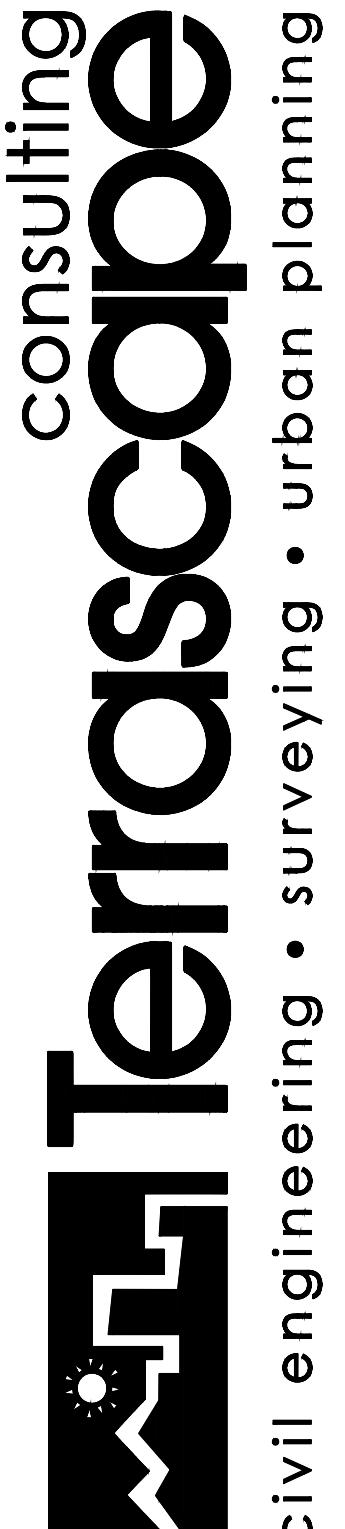
CHECKED BY: BWB

DRAWN BY: MHR

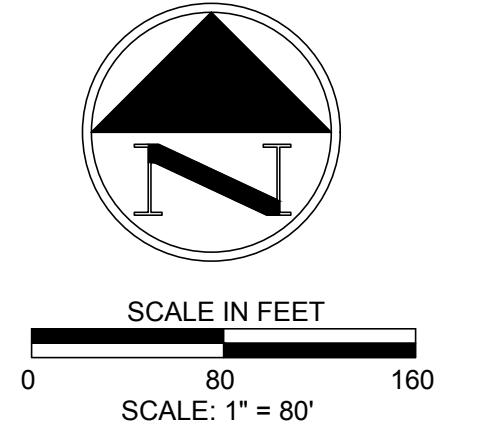
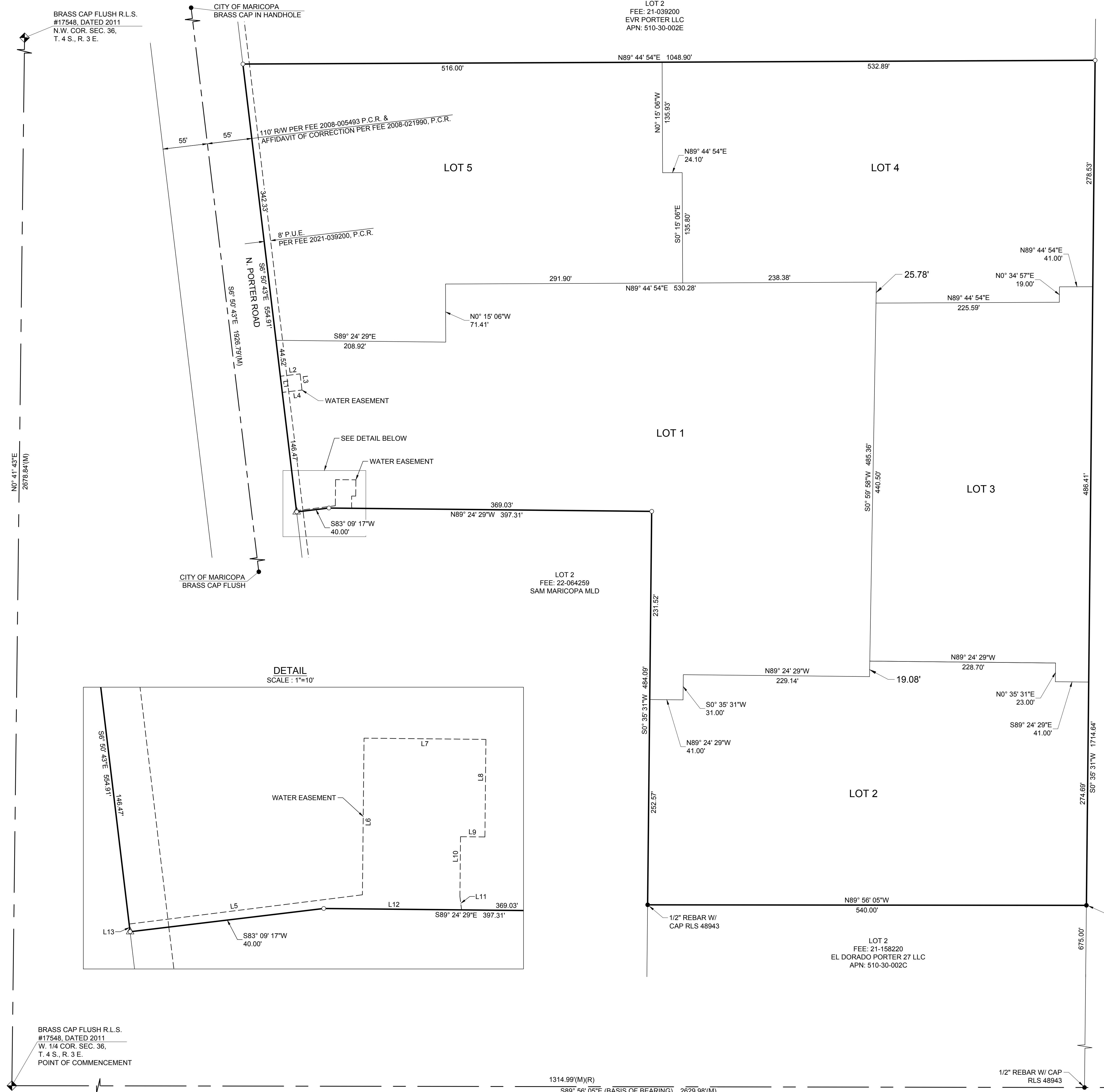
TITLE: FINAL PLAT

SHEET NO. 1 of 2

PROJECT NO. 1379



645 East Missouri Ave. Suite 480, Phoenix, Arizona 85012
P: 480.297.8732 • info@terrascape.us



SURVEY LEGEND

- ◆ SECTION CORNER
- FOUND MONUMENT AS NOTED
- △ FOUND MAG NAIL W/ WASHER RLS #48943
- FOUND 1/2" REBAR W/ CAP RLS #48943
- NOT FOUND, NOT SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY

— SECTION LINE
— BOUNDARY LINE - MEASURED
— BOUNDARY LINE - OTHER
- - - EASEMENT LINE

Terrascape
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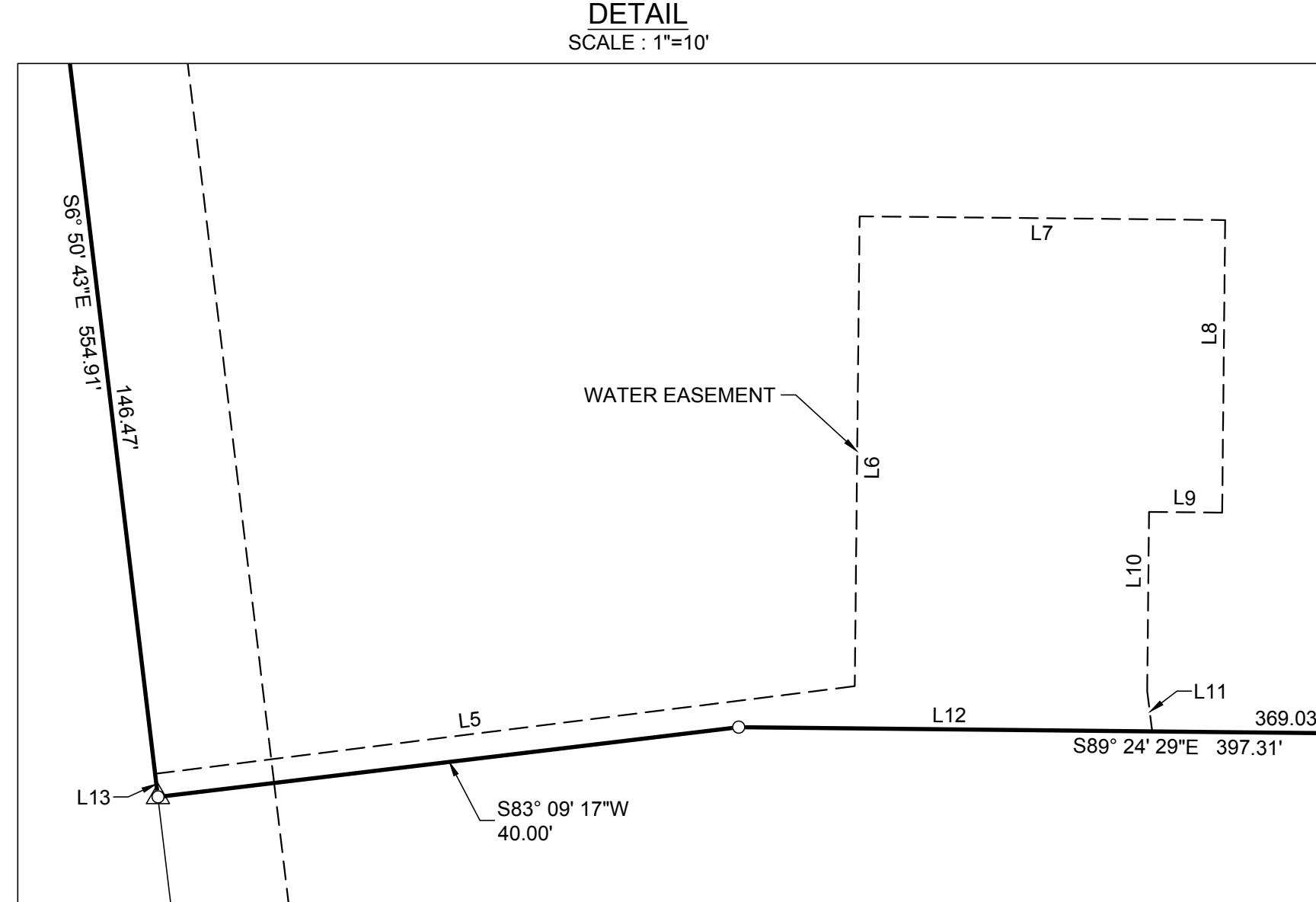
FINAL PLAT
HOME @ MARICOPA

By: mrsapple Date: 11/28/22 File: 112822_1511PM_JP2000-AutoCAD_2d.dwg



DATE: 11 / 28 / 22
CHECKED BY: BWB
DRAWN BY: MHR
TITLE: FINAL PLAT
SHEET No. 2 of 2
PROJECT No. 1379

Line Table		
Line #	Direction	Length
L1	N06° 50' 43"W	20.00'
L2	S83° 09' 17"W	24.50'
L3	N06° 50' 43"W	20.00'
L4	N83° 09' 17"E	24.50'
L5	N82° 51' 54"E	48.22'
L6	N00° 35' 31"E	32.12'
L7	S89° 24' 29"E	25.00'
L8	S00° 35' 31"W	20.00'
L9	N89° 24' 29"W	5.00'
L10	S00° 35' 31"W	12.26'
L11	S07° 08' 06"E	2.77'
L12	N89° 24' 29"W	28.28'
L13	N06° 50' 43"W	1.59'



BRASS CAP FLUSH R.L.S.
#17548, DATED 2011
W. 1/4 COR. SEC. 36,
T. 4 S., R. 3 E.
POINT OF COMMENCEMENT