

K:\20002092 - ANGIN DAILY\DWG\SURVEY\REPLAT\20002092 MOONLIGHT RE-PLAT OF PARCEL K1.DWG SAVEDATE:9/16/2025 9:56 AM PLODATE:9/16/2025 9:59 AM
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RE-PLAT OF
PARCEL K1 OF RE-PLAT OF BLOCK PLAT MOONLIGHT "PHASE 1"
AS RECORDED PER FEE NO. 2024-078484, PCR
ALSO DESCRIBED AS PARCELS N-1, N-2, O-1 & O-2
LOCATED WITHIN A PORTION OF SECTION 16 & 17,
TOWNSHIP 4 SOUTH, RANGE 3 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF MARICOPA, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL) SS

KNOW ALL PERSONS BY THESE PRESENTS:

FORESTAR (USA) REAL ESTATE GROUP INC, HAS SUBDIVIDED UNDER THE NAME OF "RE-PLAT OF PARCEL K1 OF RE-PLAT OF BLOCK PLAT MOONLIGHT "PHASE 1" AS RECORDED PER FEE NO. 2024-078484, PCR" ALSO DESCRIBED AS PARCEL N-1, N-2, O-1 & O-2 LOCATED WITHIN A PORTION OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCEL, TRACTS, STREETS, AND EASEMENTS CONSTITUTING SAME AND THAT SAID PARCELS, TRACTS AND STREETS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF MARICOPA, IN FEE ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT OF WAY" OR R/W FOR USE AS PUBLIC RIGHT OF WAY.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT

IN WITNESS WHEREOF:

FORESTAR (USA) REAL ESTATE GROUP INC, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURES OF THE UNDERSIGNED DULY AUTHORIZED THIS _____ DAY OF _____, 2025.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF PINAL) SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, PERSONALLY

APPEARED _____, WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

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

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED:

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED:

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA,
ARIZONA, THIS _____ DAY OF _____, 2025.

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET & LEGAL DESCRIPTION	1
KEY MAP	2
PLAT SHEETS	3

LEGAL DESCRIPTION

LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE STAMPED AZ DEPARTMENT OF TRANSPORTATION, ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, FROM WHICH A FOUND 2" IRON PIPE ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST, THEREOF BEARS N89°58'05"W A DISTANCE OF 2638.07 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID SECTION 17, N89°58'05"W A DISTANCE OF 171.86 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID SECTION 17, N00°00'00"E A DISTANCE OF 62.24 FEET TO THE POINT OF BEGINNING;

THENCE, S88°56'26"W A DISTANCE OF 188.72 FEET;

THENCE, S87°40'03"W A DISTANCE OF 472.62 FEET;

THENCE, S88°56'26"W A DISTANCE OF 322.61 FEET;

THENCE, N89°58'05"W A DISTANCE OF 42.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 165.07 FEET, WITH A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 90°04'19";

THENCE, N00°06'13"E A DISTANCE OF 256.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 47.12 FEET, WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, S89°53'47"E A DISTANCE OF 379.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 32.10 FEET, WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 61°18'53" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 101.66 FEET, WITH A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 61°18'53";

THENCE, S89°53'47"E A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 149.23 FEET, WITH A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N00°06'13"E A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 149.23 FEET, WITH A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N89°53'47"W A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 101.66 FEET, WITH A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 61°18'53" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 32.10 FEET, WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 61°18'53";

THENCE, N89°53'47"W A DISTANCE OF 254.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 47.12 FEET, WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N00°06'13"E A DISTANCE OF 395.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 125.66 FEET, WITH A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N89°53'47"W A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N00°06'13"E A DISTANCE OF 591.33 FEET;

THENCE, S89°53'47"E A DISTANCE OF 1245.36 FEET;

THENCE, S00°06'13"W A DISTANCE OF 1217.45 FEET;

THENCE, S04°40'39"W A DISTANCE OF 150.48 FEET;

THENCE, S00°06'13"W A DISTANCE OF 99.73 FEET;

THENCE, N89°53'47"W A DISTANCE OF 4.00 FEET;

THENCE, S00°06'11"W A DISTANCE OF 10.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 155.05 FEET, WITH A RADIUS OF 100.00 FEET AND THE RADIAL BEARING OF N89°53'50"W AND A CENTRAL ANGLE OF 88°50'16" TO THE POINT OF BEGINNING.

OWNER/DEVELOPER

FORESTAR (USA) REAL ESTATE GROUP INC
1661 E. CAMELBACK ROAD, SUITE 330
PHOENIX, ARIZONA 85006
PHONE: (480) 801-2419
CONTACT: SILVIA RICO

ENGINEER

ATWELL, LLC
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831
CONTACT: MICHAEL J. PARK PE
CONTACT: JAMES G. SPRING PLS

LEGEND

_____	SUBDIVISION BOUNDARY
_____	RIGHT OF WAY LINE
_____	EXISTING RIGHT OF WAY LINE
_____	CENTERLINE
_____	PUBLIC UTILITY EASEMENT
_____	VEHICULAR NON-ACCESS EASEMENT
_____	8' PUBLIC UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT
_____	SECTION LINE
▲	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
●	CENTERLINE MONUMENT (BRASS CAP)
R/W	RIGHT-OF-WAY
*R/W	RIGHT OF WAY DEDICATED BY SEPARATE INSTRUMENT
PUE	PUBLIC UTILITY EASEMENT
*PUE	PUBLIC UTILITY EASEMENT DEDICATED BY SEPARATE INSTRUMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
D	DELTA
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER

LAND USE TABLE

GROSS ACREAGE	41.60 ACRES
AREA OF TRACTS	0.43 ACRES
TOTAL NUMBER OF PARCELS	1 PARCEL

ASSURED WATER STATEMENT

GLOBAL WATER RESOURCES - SANTA CRUZ WATER COMPANY HAS GRANTED A DESIGNATION ASSURED WATER SUPPLY, DWR FILE NO. 86-402008.0001, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576, OF THE ARIZONA REVISED STATUTES (ARS).

SANITARY SEWER

GLOBAL WATER - PALO VERDE UTILITIES, LLC AGREED TO SERVE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWER DISPOSAL METHOD.

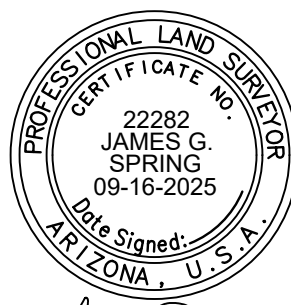
ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A PERFORMANCE BOND, ISSUED FROM ARCH INSURANCE IN THE AMOUNT OF \$2,353,132.56 HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

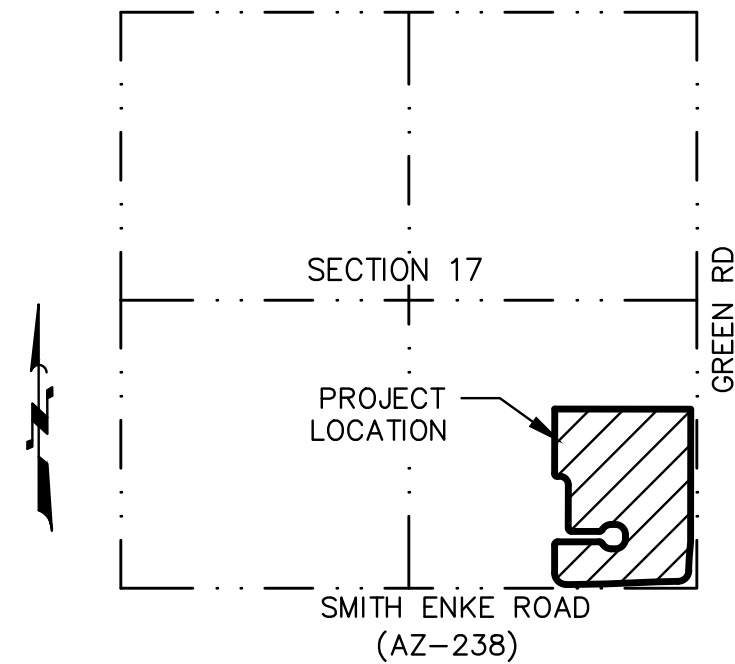
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF SEPTEMBER, 2025. THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADOPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES G. SPRING, PLS 22282
ATWELL, LLC
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831



N.T.S.
VICINITY MAP
SECTION 17, T.4S., R.3E.



NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- 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.
- 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. NO TREES ARE ALLOWED.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL TRACTS THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOME OWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
- ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF MARICOPA AND ADMINISTERED BY THE CITY OF MARICOPA BUILDING SAFETY DEPARTMENT.
- TRACT, LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
- CHANNEL MAINTENANCE: MOONLIGHT HOMEOWNER'S ASSOCIATION INC. SHALL MAINTAIN THE FLOODPLAIN CHANNELS AND IMPROVEMENTS LOCATED THEREON WITHIN THE MOONLIGHT COMMUNITY. 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 ASSOCIATION IN THE PERFORMANCE OF THE ASSOCIATION'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 IS PERMITTED TO NON-AUTHORIZED VEHICLES WITHIN THE EASEMENT. NO OWNER, RESIDENT OR OTHER PERSON SHALL CAUSE ANY DISTURBANCE INCLUDING THE CHANNEL AND RETENTION SLOPES WITHOUT THE PERMISSION OF THE CITY AND THE ASSOCIATION.
- HOMEOWNERS ASSOCIATION WILL ASSUME RESPONSIBILITY FOR THE MONTHLY OPERATING AND MAINTENANCE COSTS FOR ALL STREETLIGHTS WITHIN THE DEVELOPMENT AND ADJACENT ARTERIALS.
- TRACTS DESIGNATED AS MONUMENT TRACTS 2 AND 3 ARE HEREBY DECLARED AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

SURVEYOR'S NOTE

- PURPOSE OF THIS RE-PLAT IS TO CREATE THE FOLLOWING PARCELS, UPDATE THE RIGHT OF WAY AND MONUMENT TRACTS:
* K-1, MONUMENT TRACT 2 & 3

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, T.4S., R.3E. BEING N89°58'05"W A DISTANCE OF 2638.07 FEET.

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COUNTY: PINAL
SECTIONS: 16 & 17
TOWNSHIP: 4 SOUTH
RANGE: 3 EAST

RE-PLAT
MOONLIGHT "PHASE 1"
RECORDED PER FEE
NO. 2024-078484, PCR
CITY OF MARICOPA, ARIZONA

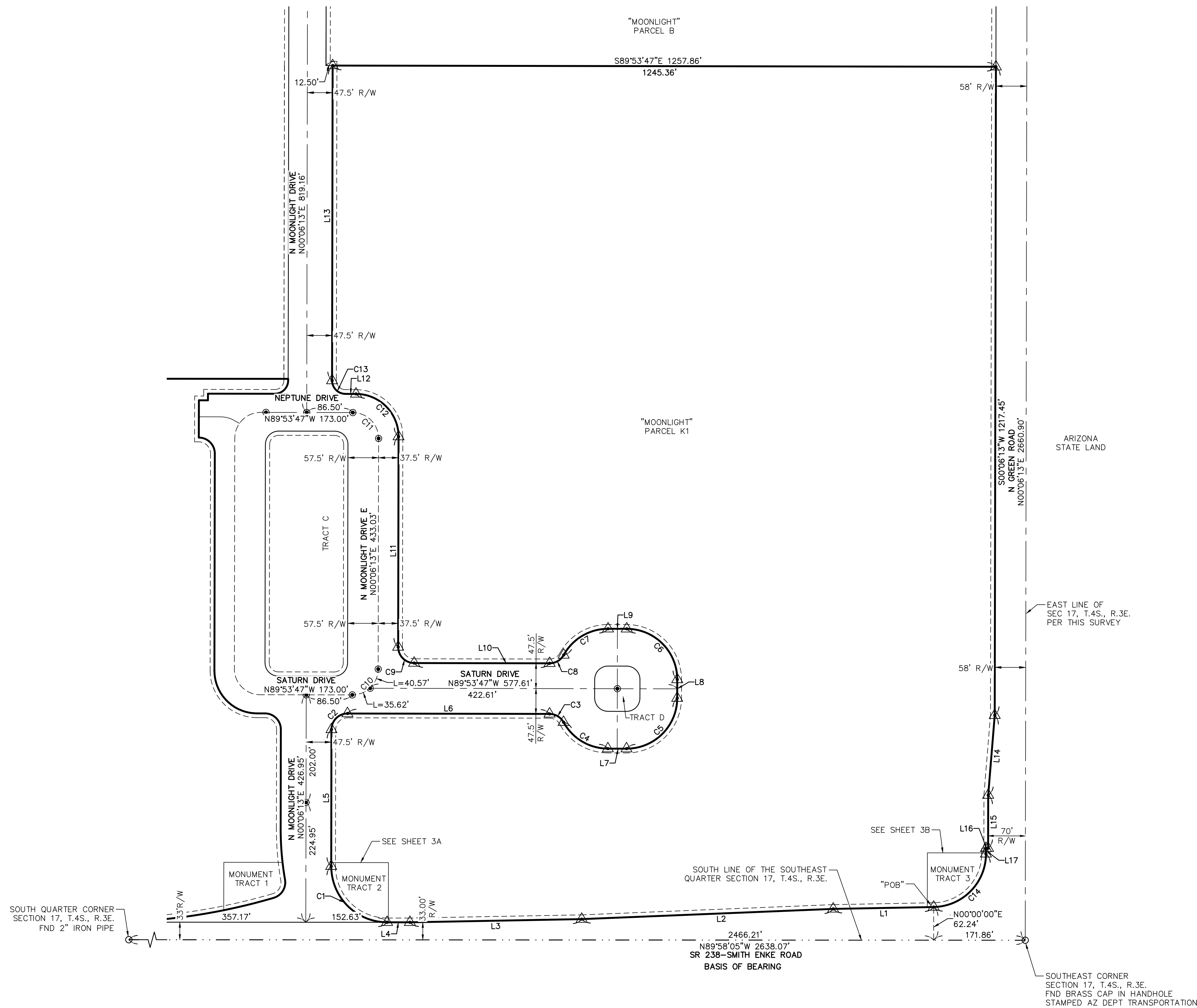
SEPTEMBER 2025

REVISIONS:

ATWELL
PM. J. SPRING
DR. R. GILES
JOB NO.
20002092

N.T.S.

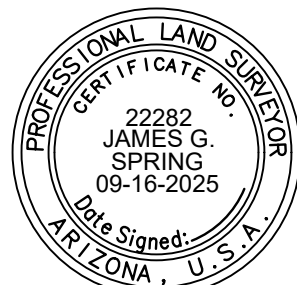
20002092 MOONLIGHT RE-PLAT OF PARCEL K1.DWG
SHEET NO.
1 OF 3

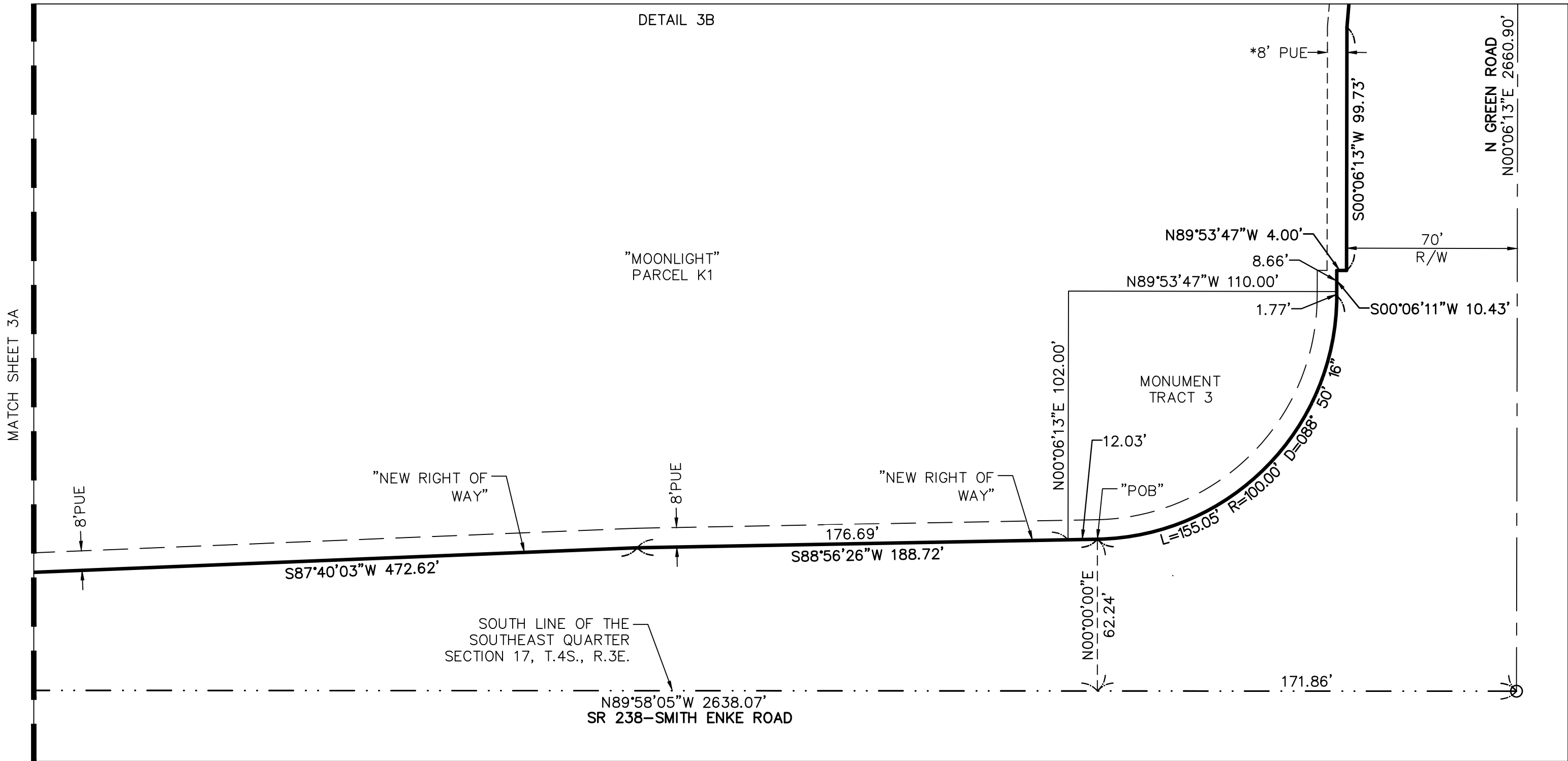
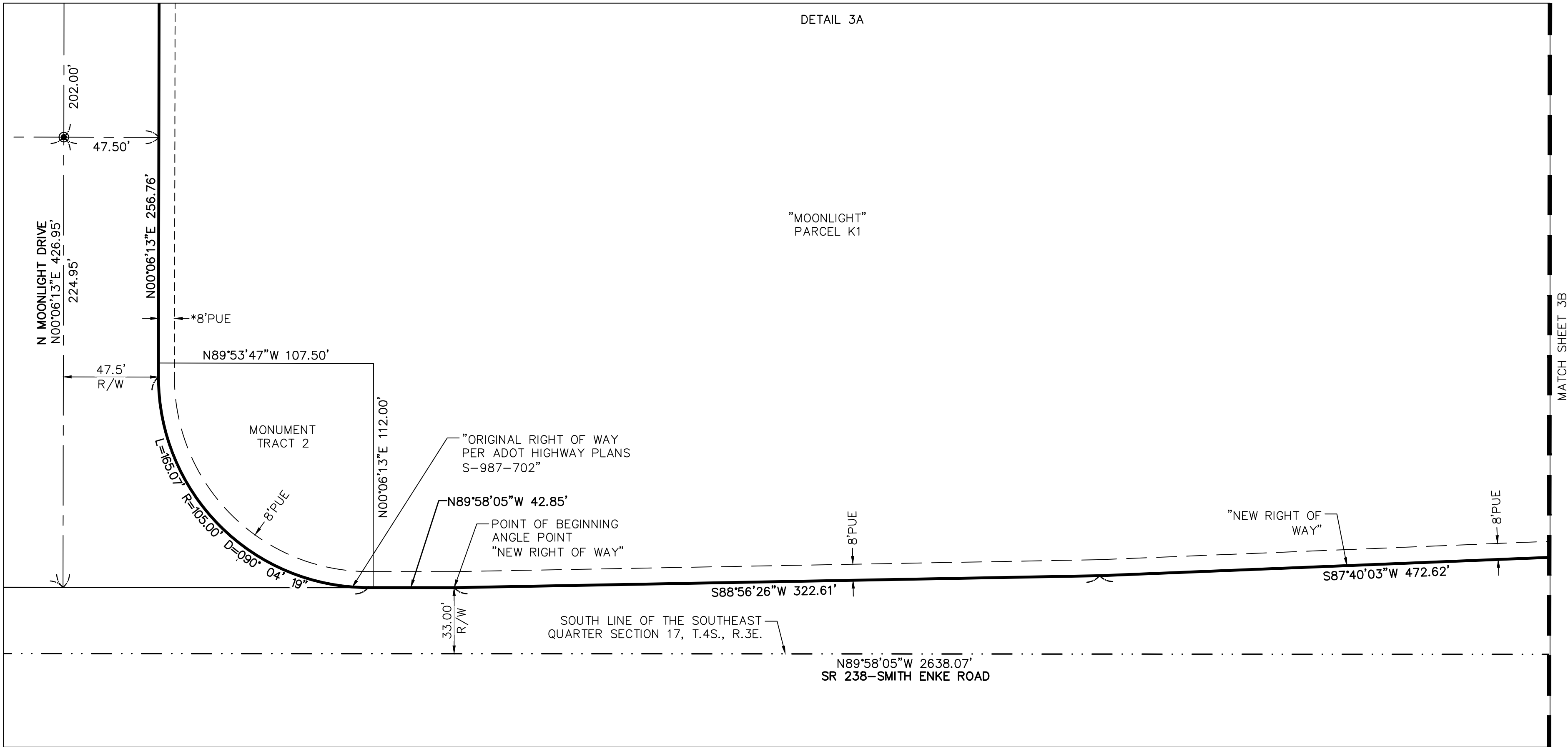


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°56'26"W	188.72'
L2	S87°40'03"W	472.62'
L3	S88°56'26"W	322.61'
L4	N89°58'05"W	42.85'
L5	N00°06'13"E	256.76'
L6	S89°53'47"E	379.45'
L7	S89°53'47"E	35.00'
L8	N00°06'13"E	35.00'
L9	N89°53'47"W	35.00'
L10	S89°53'47"W	254.45'
L11	N00°06'13"E	395.02'
L12	N89°53'47"W	20.00'
L13	N00°06'13"E	591.33'
L14	S04°40'39"W	150.48'
L15	S00°06'13"W	99.73'
L16	N89°53'47"W	4.00'
L17	S00°06'11"W	10.43'

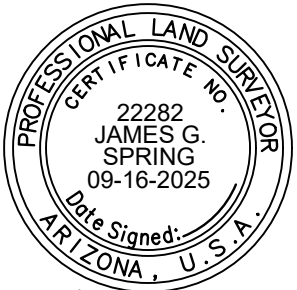
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	165.07'	105.00'	090°04'19"
C2	47.12'	30.00'	090°00'00"
C3	32.10'	30.00'	061°18'53"
C4	101.66'	95.00'	061°18'53"
C5	149.23'	95.00'	090°00'00"
C6	149.23'	95.00'	090°00'00"
C7	101.66'	95.00'	061°18'53"
C8	32.10'	30.00'	061°18'53"
C9	47.12'	30.00'	090°00'00"
C10	76.18'	48.50'	090°00'00"
C11	76.18'	48.50'	090°00'00"
C12	125.66'	80.00'	090°00'00"
C13	39.27'	25.00'	090°00'00"
C14	155.05'	100.00'	088°50'16"

CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
11/03/2025
SUB25-15





CITY OF MARICOPA
PLANNING & ZONING
REVIEWED FOR CODE COMPLIANCE
11/03/2025
SUB25-15

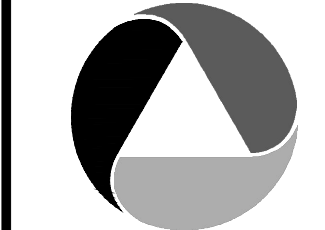


COUNTY: PINAL
SECTIONS: 16 & 17
TOWNSHIP: 4 SOUTH
RANGE: 3 EAST

RE-PLAT
MOONLIGHT "PHASE 1"
RECORDED PER FEE
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CITY OF MARICOPA, ARIZONA

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REVISIONS:



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DR. R. GILES
JOB NO.
20002092

SCALE 0 20 40
1" = 40 FEET

20002092 MOONLIGHT RE-PLAT OF PARCEL K1.DWG

SHEET
NO.
3 OF 3