

# FINAL PLAT MADISON POINTE

A PORTION OF THE SOUTH HALF OF GROVE 4, OF MARICOPA GROVES UNIT I, AS RECORDED IN  
BOOK 15 OF MAPS, PAGE 5, PINAL COUNTY RECORDS, ARIZONA  
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

## DEDICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS: PH MARICOPA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "MADISON POINTE", LOCATED IN A PORTION OF THE SOUTH HALF OF GROVE 4, OF MARICOPA GROVES UNIT I, AS RECORDED IN BOOK 15 OF MAPS, PAGE 5, PINAL COUNTY RECORDS, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, CONSTITUTING SAME AND THAT SAID LOTS, SHALL BE KNOWN BY THE NUMBER GIVEN EACH RESPECTIVELY.

IN WITNESS WHEREOF: PH MARICOPA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF \_\_\_\_\_, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## RATIFICATION

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_, BEING THE BENEFICIARY OF RECORD OF THAT CERTAIN DEED RECORDED ON \_\_\_\_\_ IN THAT DOCUMENT FEE NUMBER \_\_\_\_\_ OF THE OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES, CONFIRMS AND APPROVES THIS FINAL PLAT.

AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NAME \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF PINAL } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE \_\_\_\_\_ OF \_\_\_\_\_, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

## LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND BRASS CAP FLUSH UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND P.K. NAIL W/TAG LS 35833
- (R) RECORD INFORMATION - ADOT SR-347 RIGHT OF WAY PLANS
- P.C.R. PINAL COUNTY RECORDS
- BK./PG. BOOK & PAGE
- DOC. DOCUMENT NUMBER
- DKT. DOCKET NUMBER
- APN ASSESSOR PARCEL NUMBER
- P/L PROPERTY LINE
- C/L CENTER LINE
- R/W RIGHT OF WAY

\_\_\_\_\_ BOUNDARY LINE  
\_\_\_\_\_ SECTION LINE  
\_\_\_\_\_ CENTER LINE  
\_\_\_\_\_ EASEMENT LINE  
\_\_\_\_\_ ADJACENT BOUNDARY LINE

## PARENT PARCEL LEGAL DESCRIPTION

THE SOUTH HALF OF GROVE 4, OF MARICOPA GROVES UNIT I, AN AGRICULTURAL DEVELOPMENT LOCATED IN PINAL COUNTY, ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 5;

A 5.5% OR 146.9 OF TO AN UNDIVIDED ONE-HALF INTEREST IN MARICOPA GROVES IRRIGATION SYSTEM PHASE I, BEING AN IRRIGATION SYSTEM FOR MARICOPA GROVES UNIT I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 15 OF MAPS, PAGE 7;

EXCEPT THAT PORTION CONVEYED TO PINAL COUNTY SEPTEMBER 27, 1991 BY VIRTUE OF THAT CERTAIN WARRANTY DEED IN DOCKET 1775, PAGE 131, DESCRIBED AS FOLLOWS:

THAT PORTION OF GROVE 4, MARICOPA GROVES UNIT I, ACCORDING TO BOOK 15 OF MAPS, PAGE 5, RECORDS OF PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 17 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 2628.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST ALONG THE MID-SECTION LINE OF SAID SECTION 22, A DISTANCE OF 47.00 FEET TO THE NORTHWEST CORNER OF SAID GROVE 4, MARICOPA GROVES UNIT ONE;

THENCE SOUTH 00 DEGREES 17 MINUTES 24 SECONDS WEST ALONG THE WEST LINE OF GROVE 4, A DISTANCE OF 410.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 82.18 FEET;

THENCE FROM A LOCAL TANGENT BEARING OF SOUTH 04 DEGREES 19 MINUTES 11 SECONDS WEST ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2749.79 FEET, A DISTANCE OF 116.61 FEET;

THENCE SOUTH 00 DEGREES 49 MINUTES 05 SECONDS WEST, A DISTANCE OF 156.78 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 24 SECONDS WEST, A DISTANCE OF 137.58 FEET TO A POINT ON THE SOUTH LINE OF GROVE 4;

THENCE NORTH 88 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.02 FEET TO THE SOUTHWEST CORNER OF GROVE 4;

THENCE NORTH 00 DEGREES 17 MINUTES 24 SECONDS EAST, A DISTANCE OF 410.00 FEET TO THE TRUE POINT OF BEGINNING AS SHOWN BY RIGHT OF WAY PLANS OF RECORD FOR STATE ROUTE 347 (MARICOPA ROAD) HIGHWAY IMPROVEMENTS PROJECTS.

## NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) ETC... OR COMBINATION EXCEEDING 24" IN HEIGHT (MEASURED FROM ADJACENT TOP OF CURB OR SIDEWALK) IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL LOT MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THE PLAT.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, NO TREES ARE ALLOWED.
- THIS FINAL PLAT IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER COMPANY, A PART OF GLOBAL WATER RESOURCES, AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576.
- NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE.
- INDIVIDUAL PROPERTY OWNERS AND/OR MANAGEMENT ASSOCIATION SHALL BE CREATED FOR THIS PROJECT AND SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS OR THE ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY OF MARICOPA.
- EACH LOT WITH FRONTAGE ON STATE ROUTE 347 (LOTS 1, 2 AND 3) SHALL EXECUTE AN AGREEMENT WITH ADOT FOR ACCESS AND MAINTENANCE OF THE ADOT DRAINAGE CHANNEL ADJACENT TO SAID LOT AND PROVIDE THE CITY OF MARICOPA WITH A COPY OF THE AGREEMENT, ONCE EXECUTED.

## ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. \_\_\_\_\_, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

## SANITARY SEWER

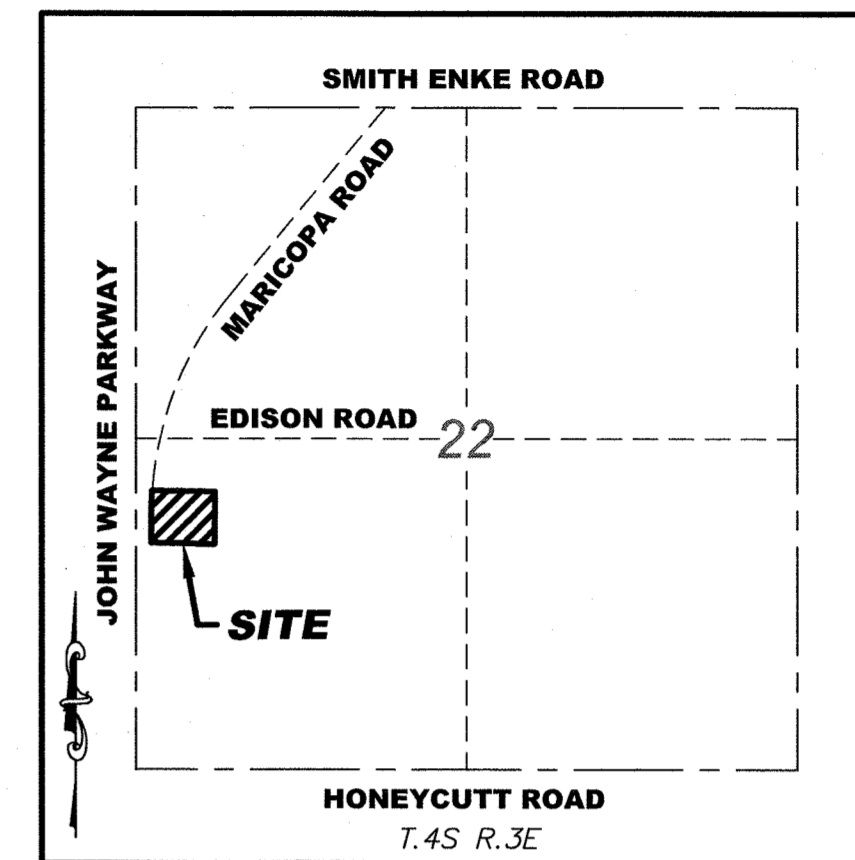
GLOBAL WATER - SANTA CRUZ WATER COMPANY HAS AGREED TO SERVICE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	34,937	0.802
2	39,663	0.911
3	30,688	0.704
4	103,472	2.375

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



**VICINITY MAP**  
N.T.S.

## OWNER

PH MARICOPA LLC  
4980 S. ALMA SCHOOL ROAD A-2 #617  
CHANDLER, ARIZONA 85248  
CONTACT:

## SURVEYOR

SURVEY INNOVATION GROUP, INC.  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
CONTACT: JASON SEGNERI  
PHONE: 480-922-0780  
JASONS@SIGSURVEYAZ.COM

## BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, AS MEASURED BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 22. SAID LINE BEARS NORTH 00 DEGREES 17 MINUTES 15 SECONDS EAST.

## APPROVALS

CITY OF COUNCIL APPROVAL:

APPROVAL BY THE CITY COUNCIL OF MARICOPA, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

CITY DEPARTMENTS APPROVALS:

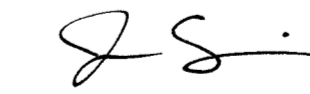
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

## CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF MARCH, 2019, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

 9/4/19  
DATE  
JASON SEGNERI  
22425 N. 16TH STREET, SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE: 480-922-0780  
JASONS@SIGSURVEYAZ.COM



**FINAL PLAT  
MADISON POINTE  
MARICOPA, ARIZONA**

22425 N. 16TH ST., SUITE 1  
PHOENIX, ARIZONA 85024  
PHONE (480) 922-0780  
FAX (480) 922-0781  
WWW.SIGSURVEYAZ.COM

**SIG**  
SURVEY INNOVATION  
GROUP, INC  
Land Surveying Services

DRAWING NAME:  
PLAT  
JOB NO. 2018-094  
DRAWN: TS  
CHECKED: JAS  
DATE: 05/09/19  
SCALE: N.T.S.  
SHEET: 1 OF 4

# FINAL PLAT MADISON POINTE

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EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

STATE OF ARIZONA }  
COUNTY OF PINAL }  
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

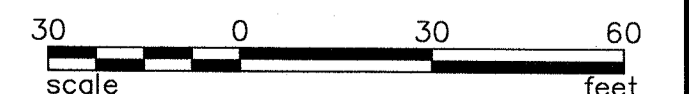
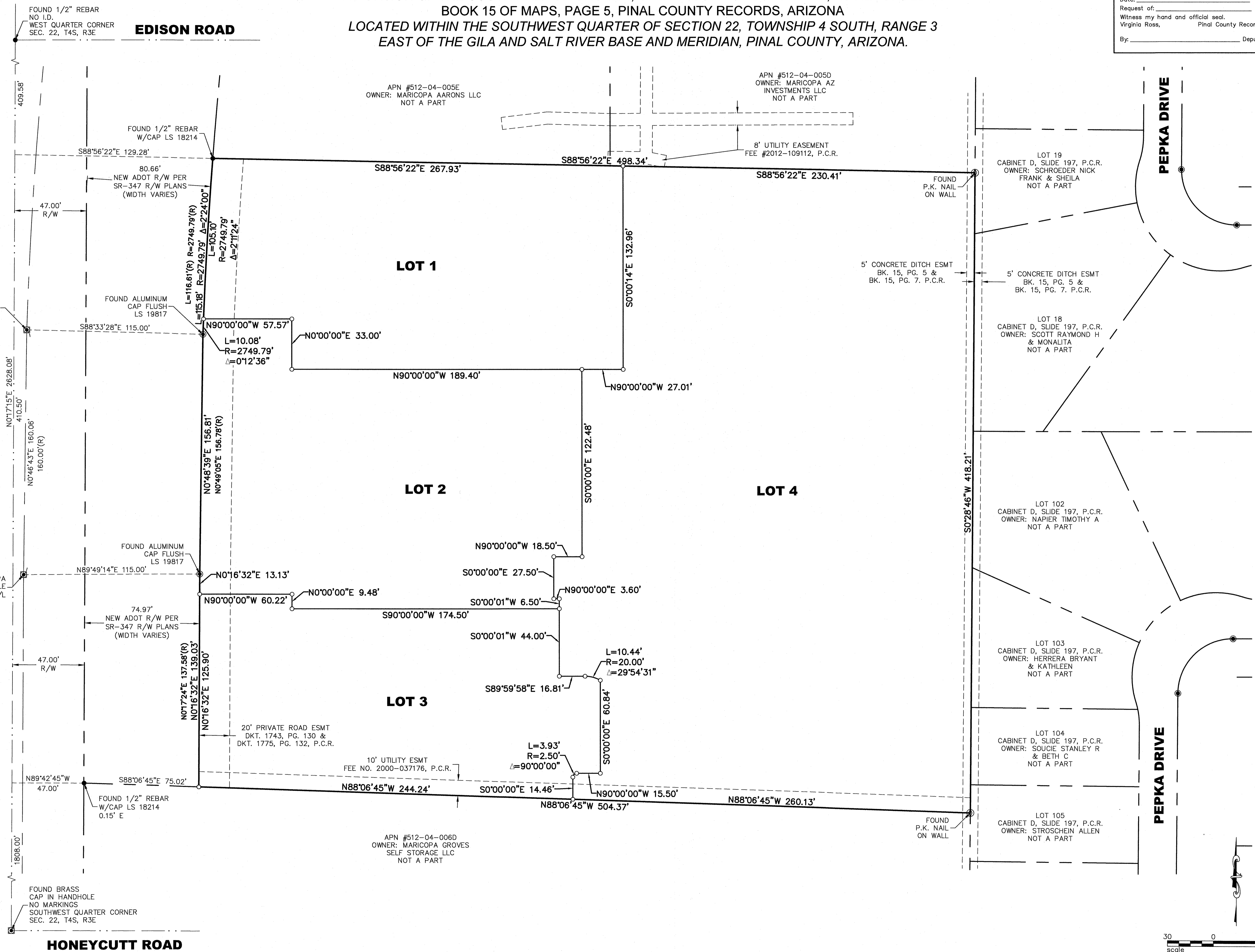
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SURVEY INNOVATION  
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Land Surveying Services

## FINAL PLAT MADISON POINTE MARICOPA, ARIZONA



DRAWING NAME:  
PLAT  
JOB NO. 2018-094  
DRAWN: TS  
CHECKED: JAS  
DATE: 05/09/19  
SCALE: 1"=30'  
SHEET: 2 OF 4





# FINAL PLAT MADISON POINTE

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COUNTY OF PINAL }  
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Virginia Ross, Pinal County Recorder  
By: \_\_\_\_\_ Deputy

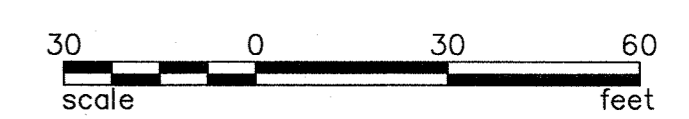
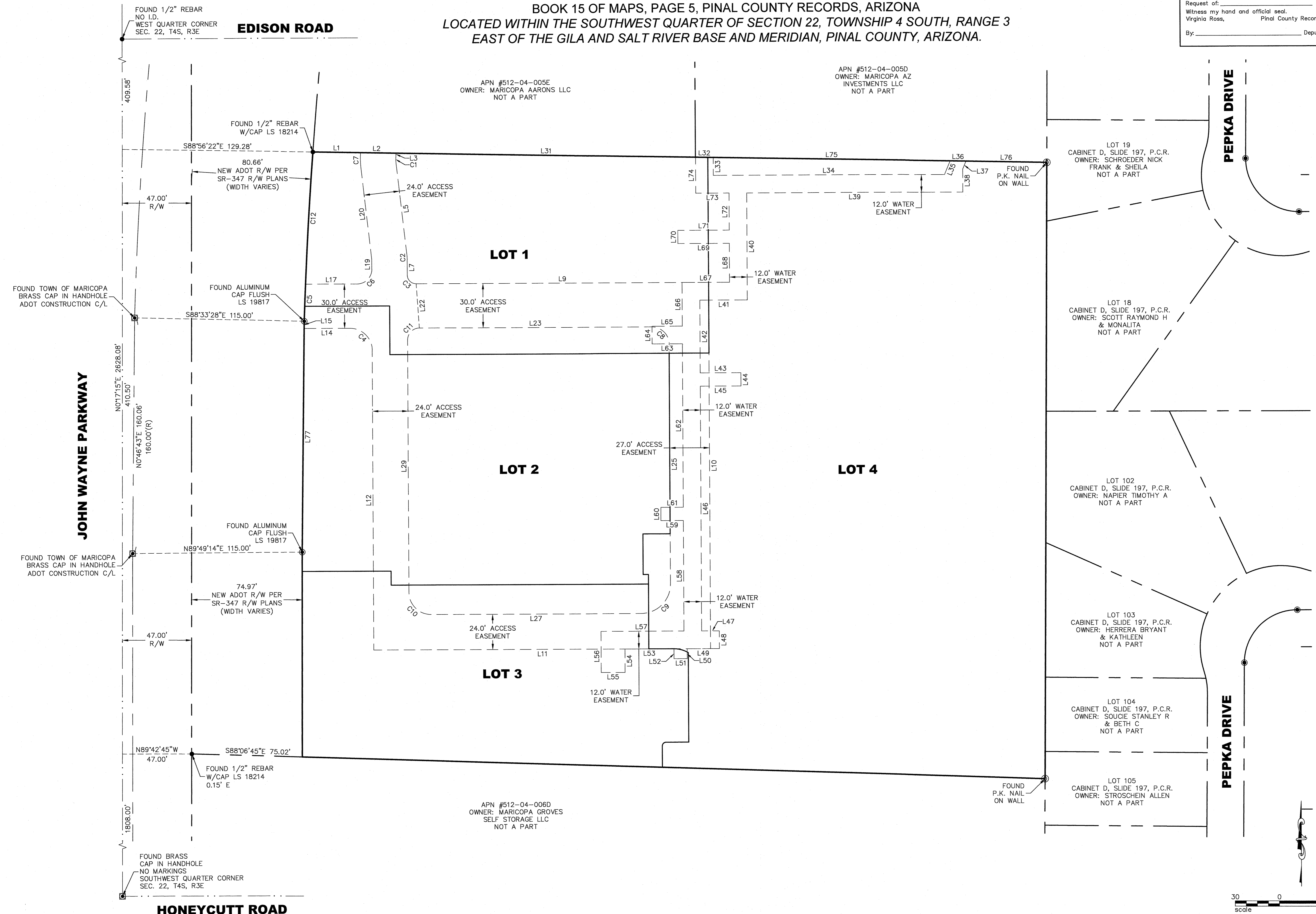
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## FINAL PLAT MADISON POINTE MARICOPA, ARIZONA



DRAWING NAME:  
PLAT  
JOB NO. 2018-094  
DRAWN: TS  
CHECKED: JAS  
DATE: 05/09/19  
SCALE: 1"=30'  
SHEET: 3 OF 4



## FINAL PLAT MADISON POINTE

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STATE OF ARIZONA }  
COUNTY OF PINAL }  
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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

22425 N. 16th ST., SUITE 1  
 PHOENIX, ARIZONA 85024  
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**FINAL PLAT  
MADISON POINTE  
MARICOPA, ARIZONA**

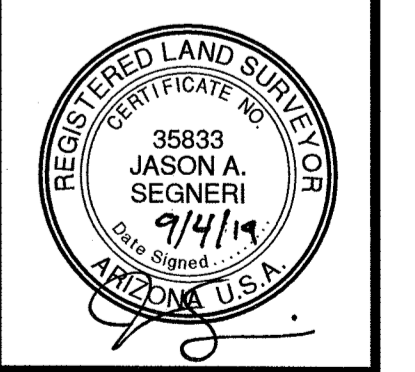
LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S88°56'22"E	32.31'
L2	S88°56'22"E	24.04'
L3	S4°29'29"W	1.36'
L5	S6°23'46"E	62.56'
L7	S0°00'00"E	10.32'
L9	N90°00'00"E	198.40'
L10	S0°00'00"E	248.48'
L11	N90°00'00"W	228.40'
L12	N0°00'00"E	203.48'
L14	N90°00'00"W	31.01'
L15	N0°48'39"E	4.92'
L17	N90°00'00"E	34.95'
L19	N0°00'00"E	6.65'
L20	N6°23'46"W	62.89'
L22	S3°48'51"E	30.07'
L23	N90°00'00"E	157.56'
L25	S0°00'00"E	162.65'
L27	N90°00'00"W	142.40'
L29	N0°00'00"E	171.48'
L31	S88°56'22"E	203.20'

LINE TABLE		
LINE	DIRECTION	LENGTH
L32	S88°56'22"E	12.00'
L33	S0°00'00"E	12.24'
L34	N90°00'00"E	157.12'
L35	N22°30'00"E	10.03'
L36	S88°56'22"E	10.74'
L37	S22°30'00"W	5.86'
L38	S0°00'00"E	15.65'
L39	N90°00'00"W	146.87'
L40	S0°00'00"E	72.64'
L41	N90°00'00"W	32.21'
L42	S0°00'00"E	49.33'
L43	N90°00'00"E	27.62'
L44	S0°00'00"E	9.00'
L45	N90°00'00"W	27.62'
L46	S0°00'00"E	166.15'
L47	N90°00'00"E	12.00'
L48	S0°00'00"E	12.00'
L49	N90°00'00"W	21.89'
L50	S0°00'00"E	6.73'
L51	N90°00'00"W	9.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L52	N0°00'00"E	6.73'
L53	N90°00'00"W	33.30'
L54	S0°00'00"E	15.88'
L55	N90°00'00"W	16.18'
L56	N0°00'00"E	27.88'
L57	N90°00'00"E	56.37'
L58	N0°00'00"E	75.00'
L59	N90°00'00"W	15.25'
L60	N0°00'00"E	9.00'
L61	N90°00'00"E	15.25'
L62	N0°00'00"E	110.89'
L63	N90°00'00"W	20.59'
L64	N0°00'00"E	12.00'
L65	N90°00'00"E	20.59'
L66	N0°00'00"E	29.59'
L67	N90°00'00"E	32.21'
L68	N0°00'00"E	26.51'
L69	N90°00'00"W	34.92'
L70	N0°00'00"E	9.00'
L71	N90°00'00"E	34.92'

LINE TABLE		
LINE	DIRECTION	LENGTH
L72	N0°00'00"E	25.14'
L73	N90°00'00"W	22.59'
L74	N0°00'00"E	24.47'
L75	S88°56'22"E	160.98'
L76	S88°56'22"E	55.06'
L77	N0°48'39"E	151.88'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	10°53'16"	30.00'	5.70'	S0°57'09"E 5.69'
C2	6°23'46"	30.00'	3.35'	S3°11'53"E 3.35'
C3	90°00'00"	6.00'	9.42'	S45°00'00"E 8.49'
C4	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C5	0°31'22"	2749.79'	25.10'	N2°16'28"E 25.10'
C6	90°00'00"	10.00'	15.71'	N45°00'00"E 14.14'
C7	10°48'08"	54.00'	10.18'	N0°59'42"W 10.17'
C8	90°00'00"	11.83'	18.59'	S45°00'00"E 16.73'
C9	90°00'00"	20.00'	31.42'	S45°00'00"W 28.28'
C10	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C11	90°00'00"	8.00'	12.57'	N45°00'00"E 11.31'
C12	1°52'37"	2749.79'	90.09'	S3°28'28"W 90.08'



DRAWING NAME: PLAT  
 JOB NO. 2018-094  
 DRAWN: TS  
 CHECKED: JAS  
 DATE: 05/09/19  
 SCALE: N.T.S.  
 SHEET: 4 OF 4