

DECLARATION AND DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL)SS

KNOW ALL MEN BY THESE PRESENTS:
APEX LANDCO, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER
HAS SUBDIVIDED UNDER THE NAME OF RE-PLAT OF APEX MOTOR SPORTS PARK LOT 1,
BEING PORTIONS OF LOT 1, ORIGINALLY CREATED ON MINOR LAND DIVISION AND
RECORD OF SURVEY PLAT RECORDED IN INSTRUMENT #2022-005177, PINAL COUNTY
RECORDS, AS REPLICATED ON FINAL PLAT OF APEX MOTOR CLUB PRIVATE GARAGE
CONDOMINIUMS FOR APEX MOTORSPORTS PARK RECORDED IN INSTRUMENT
#2022-109200, PINAL COUNTY RECORDS, LOCATED IN THE NORTH HALF OF
SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST, G.&S.R.M., PINAL COUNTY,
ARIZONA AS SHOWN PLATTED HEREON; AND HEREBY PUBLISHES THIS
SUBDIVISION PLAT FOR APEX MOTORSPORTS PARK FOR THE PURPOSES OF FURTHER
SUBDIVIDING THE PROPERTY SETTING THE BOUNDARIES OF THE LOTS AND
EASEMENTS, AND OTHERWISE SETTING FORTH THE LOTS FOR APEX MOTORSPORTS PARK
THAT EACH LOT SHALL BE KNOWN BY THE NUMBER GIVEN ON THIS PLAT;
AND ALL EASEMENTS SHOW HEREON SHALL BE PRIVATELY DEDICATED TO ALL OWNERS AND
INVITEES OF APEX MOTOR SPORTS PARK AND CLUB MEMBERS; AND THAT APEX LANDCO LLC AN ARIZONA LIMITED
LIABILITY COMPANY, AS OWNER HEREBY CONFIRMS AND REAFFIRMS ALL EASEMENTS MADE,
DEDICATED, AND/OR GRANTED AS DESCRIBED ABOVE.
THE RECORDATION OF THIS PLAT IS NOT INTENDED TO TERMINATE, ABANDON OR
OTHERWISE AFFECT ANY EASEMENTS, RIGHTS-OF-WAY OR OTHER DEDICATIONS OR GRANTS
CREATED ON SUCH PREVIOUSLY RECORDED PLAT, TO THE EXTENT ANY DEDICATIONS OR
EASEMENTS ARE SHOWN HEREON THAT WERE NOT SHOWN DEDICATED OR GRANTED ON
SUCH PREVIOUSLY RECORDED PLAT.

IN WITNESS WHEREOF:

APEX LANDCO, LLC AN ARIZONA LIMITED LIABILITY COMPANY, AS
OWNER, HAS HEREUNDER CAUSED THEIR NAME TO BE SIGNED AND THE SAME TO
BE ATTESTED BY THE UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED THIS

DAY OF , 2024

BY:

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF PINAL)SS

ON THIS DAY OF , 2024, 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

RATIFICATION:

STATE OF ARIZONA)
COUNTY OF PINAL)SS

AS BENEFICIARY UNDER THOSE CERTAIN DEEDS OF TRUST, RECORDED AT INSTRUMENT NUMBERS 2018-072960
AND 2019-083345, IN PINAL COUNTY RECORDS, AND THE UNDERSIGNED HEREBY RATIFIES, APPROVES AND
CONFIRMATION IS GIVEN TO SAID DEDICATIONS AS STATED IN THIS PLAT AS TO THE INTEREST OF THE
UNDERSIGNED. THE PERSON SIGNING FOR THE BENEFICIARY WARRANTS AND REPRESENTS THEY HAVE POWER AND
AUTHORITY TO DO SO.

BY

RJT-CAPITAL-APEX, LLC

TITLE OR POSITION DATE

RATIFICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF PINAL)SS

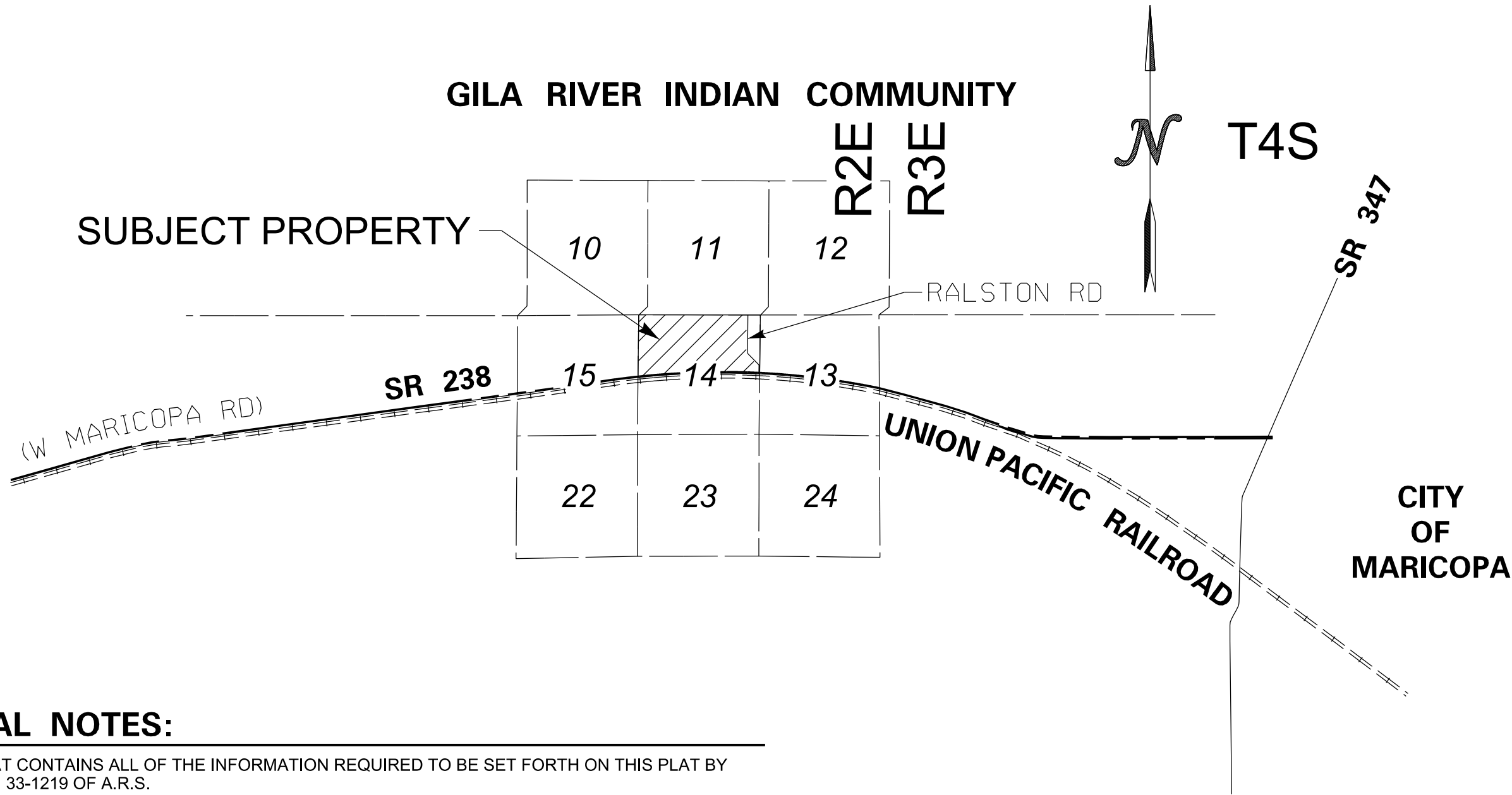
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2024
BY FOR AND ON BEHALF OF

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

RE-PLAT OF APEX MOTOR SPORTS PARK
LOT 1

PORTIONS OF LOT 1 OF MINOR LAND DIVISION AND RECORD
OF SURVEY PLAT RECORDED IN INSTRUMENT #2022-005177,
PINAL COUNTY RECORDS, AND REPLICATED ON FINAL PLAT OF
APEX MOTOR CLUB PRIVATE GARAGE CONDOMINIUMS FOR
APEX MOTORSPORTS PARK SECTION 14, TOWNSHIP 4 SOUTH,
RANGE 2 EAST, G.&S.R.M., PINAL COUNTY, ARIZONA AS
RECORDED IN INSTRUMENT #2022-109200, PINAL COUNTY
RECORDERS OFFICE



GENERAL NOTES:

- THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED TO BE SET FORTH ON THIS PLAT BY
- SECTION 33-1219 OF A.R.S.
- CITY OF MARICOPA IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE
STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS, ETC., WITHIN THE PROJECT
PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS SHALL BE OWNED
AND MAINTAINED BY THE APEX LANDCO, LLC.
NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER
IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS
DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF MARICOPA.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR 2 HOUR
STORM WITHIN 36 HOURS. OWNERS(S) OF A BASIN FAILING TO MEET THAT REQUIREMENT MUST TAKE
CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENT, EXCEPT BY PUBLIC AGENCIES AND UTILITY
COMPANIES SHALL, BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING
UNLESS APPROVED OTHERWISE BY THE CITY OF MARICOPA.
- UTILITY LINES ARE TO BE CONSTRUCTED AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION
GENERAL ORDER R.(42)33.
- THE AREA SUBDIVIDED WITHIN THE PLAT HAS OBTAINED CERTIFICATE OF ASSURED WATER SUPPLY
NO. 27-701338.0000. THE SUBDIVISION IS WITHIN THE GLOBAL WATER-SANTA CRUZ WATER COMPANY, INC.
WATER SERVICE AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY TO THE BACK OF CURB SHALL BE THE
RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
- THE ABUTTING PROPERTY OWNER AND/OR THE PROPERTY OWNERS' ASSOCIATION SHALL PROPERLY MAINTAIN
AND BE RESPONSIBLE FOR THE OPERATIONAL COST OF THE STREET LIGHTS WITHIN THE PUBLIC RIGHTS-OF-WAY.
THE MAINTENANCE OF STREET LIGHTS BY ED#3 AND PAYING OF SERVICES FOR THE STREET LIGHTS SHALL BE
THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION OR ADJACENT PROPERTY OWNER.

ASSURED WATER SUPPLY:

A CERTIFICATE OF ASSURED WATER SUPPLY NO. 27-701338.0000 HAS BEEN
OBTAINED FOR THIS PLAT.

OWNER

APEX LANDCO, LLC
9035 EAST PIMA ROAD, SUITE, SUITE 113
SCOTTSDALE ARIZONA 85258
PHONE: (655)404-7223
CONTACT: JASON PLOTKE
EMAIL: jplotke@privatemotorsports.com

SURVEYOR

WOOD PATEL & ASSOCIATES, INC.
2051 W NORTHERN AVE #100
PHOENIX ARIZONA 85021
PHONE: (602)333-8500
EMAIL: rbarbala@woodpatel.com

STATE OF ARIZONA
COUNTY OF PINAL

COUNTY SEAL

REFERENCE DOCUMENTS

BUREAU OF LAND MANAGEMENT (BLM):
—T4S R2E DEPENDENT RESURVEY 1515-A, APRIL 30, 1986
—FIELD NOTES IN BOOK 5224

ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT):
—SR-238 RIGHT OF WAY PLANS PROJECT S-987-702 (1987),
—DRAWING NUMBER D-11-T-448

PINAL COUNTY RECORDS:
—DEED 2014-056038
—RECORD OF SURVEY 2018-066972
—RECORD OF SURVEY 2004-056637
—RECORD OF SURVEY 1986-032730
① —DEED 2004-046168 (ROADWAY AND PUBLIC UTILITIES
EASEMENT)
—DEED 2007-022089
—DEED 2014-054192
—DEED 2015-014598
—DEED 2016-048924
—DEED 2019-026304
② —DOCKET 375, PAGE 572 (66' RIGHT OF WAY ON
SECTION LINES)
③ —DOCKET 1541, PAGE 102 (PIPELINE EASEMENT)
④ —DOCKET 1541, PAGE 335 & DOCKET 1598, PAGE 724 (CANAL
EASEMENT)
—RECORD OF SURVEY BOOK 1 PAGE 172
—RECORD OF SURVEY BOOK 21 PAGE 149
⑤ —FINAL PLAT OF APEX MOTOR CLUB PRIVATE GARAGE
CONDOS FEE #2022-109200

LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE
GILA & SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

PORTIONS OF LOT 1 OF RECORD OF SURVEY AND PARCEL PLAT RECORDED AT INSTRUMENT
NUMBER 2022-005177 IN PINAL COUNTY RECORDS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM A LICENSED 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 FROM MAY 2019 TO JAN 2022. THAT THE SURVEY IS TRUE AND ACCURATELY
REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS
EXIST AS SHOWN. THAT ALL LOT CORNERS ARE 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.

RON BARBALA, PLS-CFEDS 8-26-24
DATE

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS DAY OF
, 2024

BY: MAYOR ATTEST: CITY CLERK

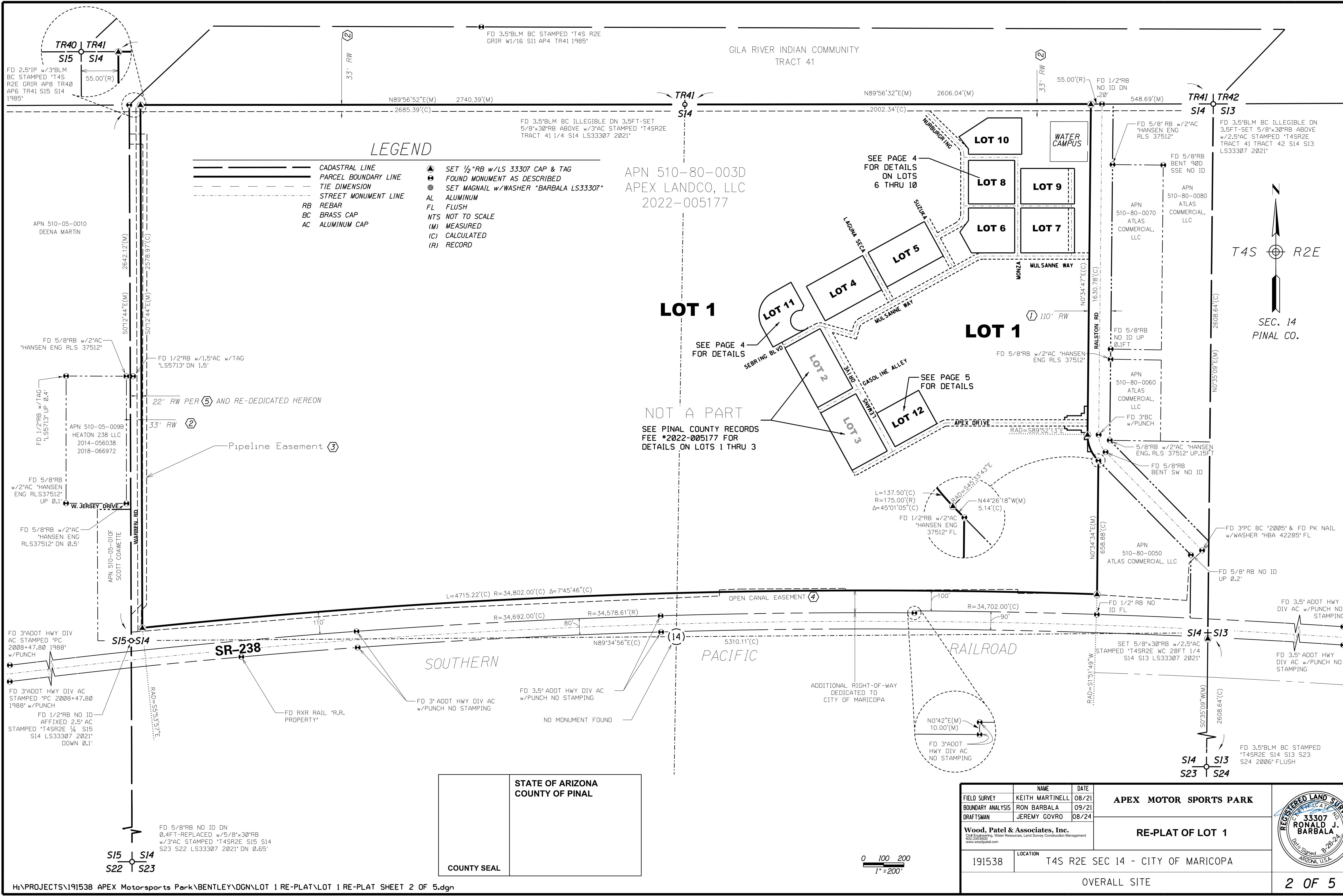
CITY DEPARTMENT APPROVAL:

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPEMENT SERVICES DIRECTOR

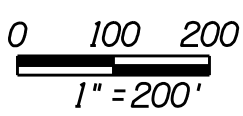
BY: CITY ENGINEER DATE:

BY: DEVELOPEMENT SERVICES DIRECTOR DATE:

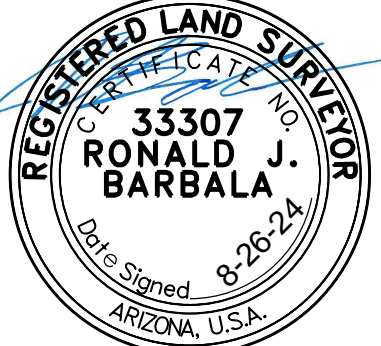
FIELD SURVEY	NAME	DATE	APEX MOTOR SPORTS PARK
BOUNDARY ANALYSIS	KEITH MARTINELL	08/21	
DRAFTSMAN	RON BARBALA	09/21	
JEREMY GOVRO			08/24
Wood, Patel & Associates, Inc. <small>Old Engineering Water Resources, Land Survey Construction Management 602-335-8500 www.woodpatel.com</small>			RE-PLAT OF LOT 1
191538	LOCATION		T4S R2E SEC 14 - CITY OF MARICOPA
PLAT FACE SHEET			1 OF 5



COUNTY SEAL	STATE OF ARIZONA COUNTY OF PINAL	



	NAME	DATE	APEX MOTOR SPORTS PARK
FIELD SURVEY	KEITH MARTINELL	08/21	
BOUNDARY ANALYSIS	RON BARBALA	09/21	
DRAFTSMAN	JEREMY GOVRO	08/24	RE-PLAT OF LOT 1
Wood, Patel & Associates, Inc. <small>Old Engineering, Water Resources, Land Survey Construction Management 602.335.6500 www.woodpatel.com</small>			
191538	LOCATION	T4S R2E SEC 14 - CITY OF MARICOPA	
OVERALL SITE			2 OF 5



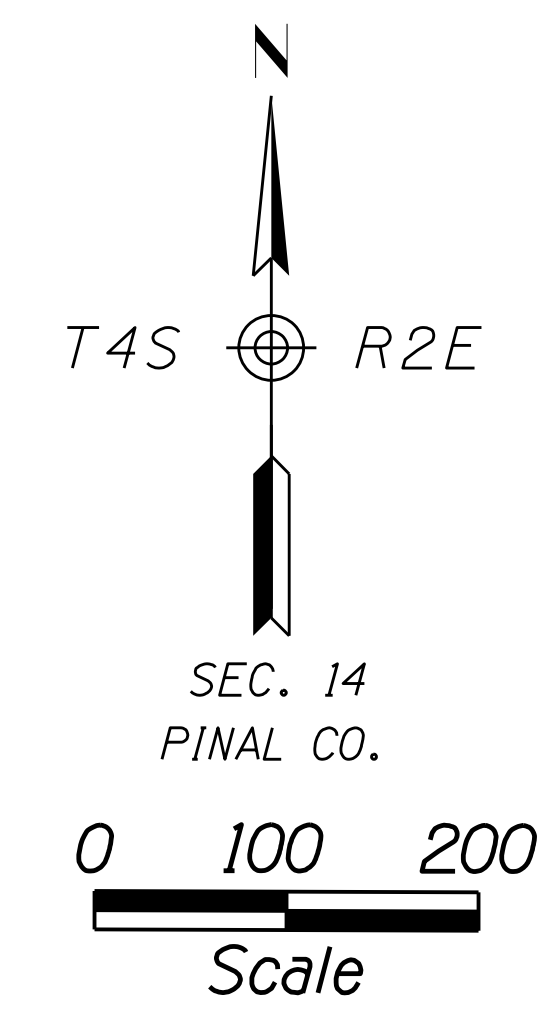
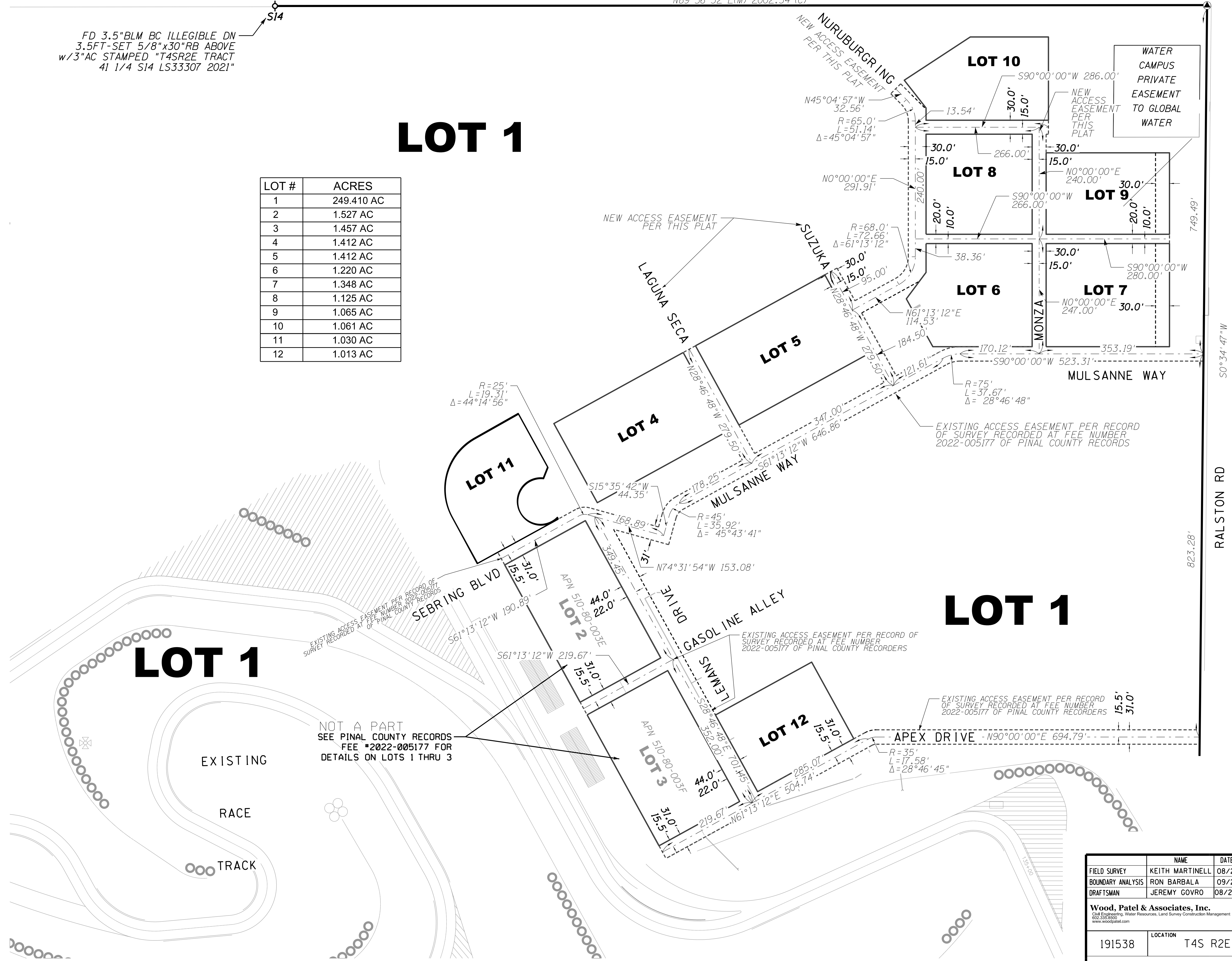
FD 3.5"BLM BC ILLEGIBLE DN
3.5FT-SET 5/8"x30"RB ABOVE
w/3"AC STAMPED "T4SR2E TRACT
41 1/4 S14 LS33307 2021"

TR41
S14

N89°56'32"E(M) 2002.34'(C)

LOT 1

LOT #	ACRES
1	249.410 AC
2	1.527 AC
3	1.457 AC
4	1.412 AC
5	1.412 AC
6	1.220 AC
7	1.348 AC
8	1.125 AC
9	1.065 AC
10	1.061 AC
11	1.030 AC
12	1.013 AC



FIELD SURVEY	NAME KEITH MARTINELL	DATE 08/21	APEX MOTOR SPORTS PARK
BOUNDARY ANALYSIS	RON BARBALA	09/21	
DRAFTSMAN	JEREMY GOVRO	08/24	
Wood, Patel & Associates, Inc. <small>Old Earthquake Water Resources, Land Survey Construction Management 602.335.8500 www.wopat.com</small>			RE-PLAT OF LOT 1
191538	LOCATION T4S R2E SEC 14 - CITY OF MARICOPA		
STREET ALINGMENTS			

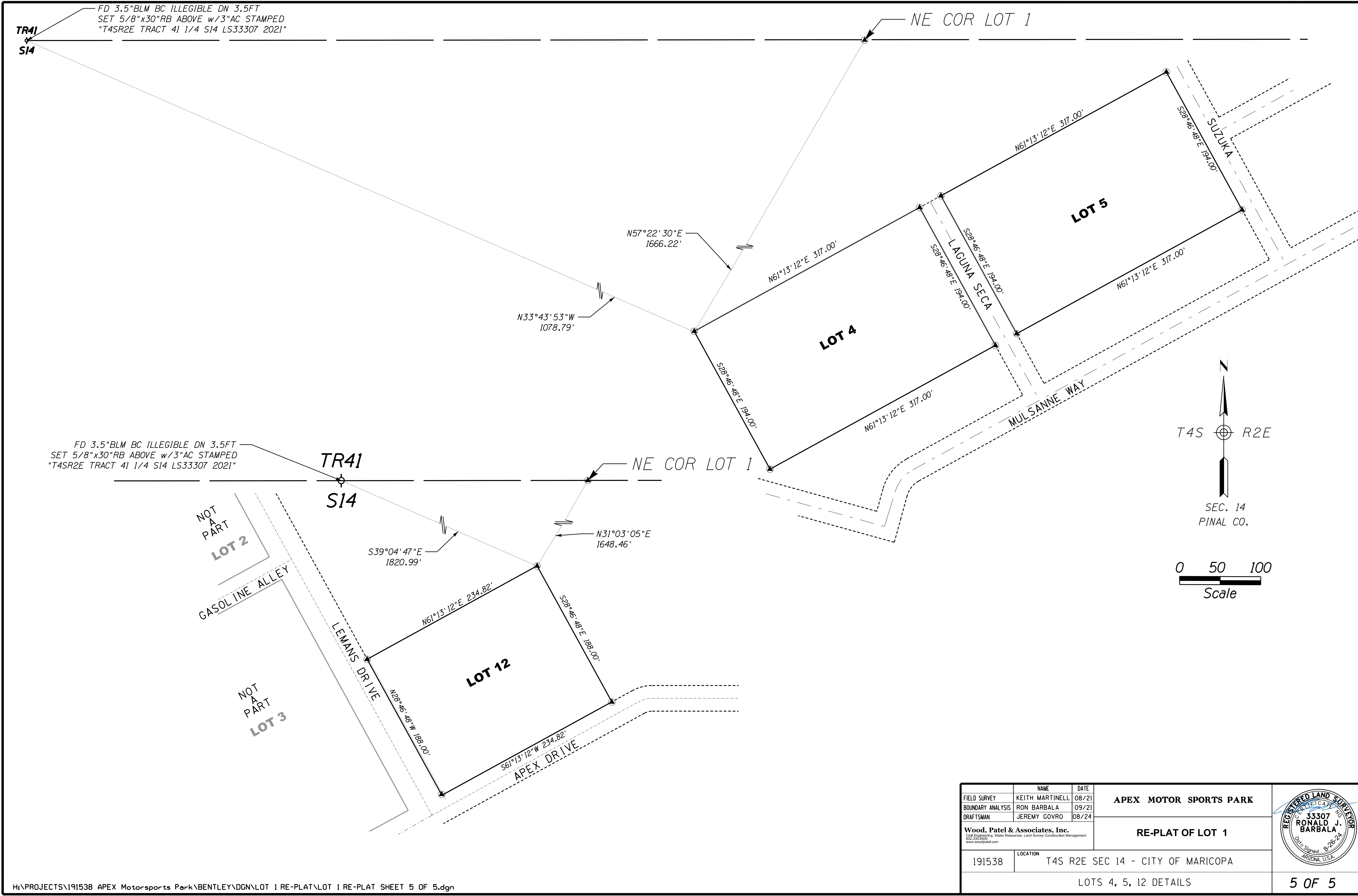
REGISTERED LAND SURVEYOR


33307

RONALD J. BARBALA

Arizona, U.S.A.

3 OF 5



		NAME	DATE	APEX MOTOR SPORTS PARK
FIELD SURVEY		KEITH MARTINELL	08/21	
BOUNDARY ANALYSIS		RON BARBALA	09/21	
DRAFTSMAN		JEREMY GOVRO	08/24	
Wood, Patel & Associates, Inc. <small>Civil Engineering, Water Resources, Land Survey Construction Management 602.335.6500 www.wopatpat.com</small>				RE-PLAT OF LOT 1
191538	LOCATION	T4S R2E SEC 14 - CITY OF MARICOPA		
LOTS 4, 5, 12 DETAILS				
				5 OF 5

