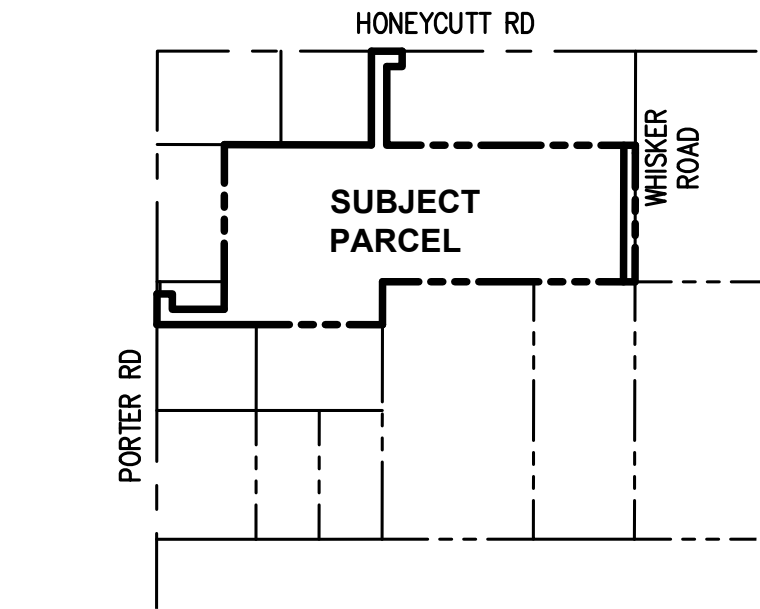


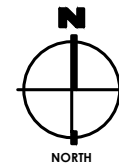
FINAL PLAT FOR CCV MARICOPA

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF MARICOPA, PINAL COUNTY, STATE OF ARIZONA.



VICINITY MAP

NW 1/4 OF THE NW 1/4 OF S25, T4S, R3E, G&SRM
CITY OF MARICOPA, PINAL COUNTY, ARIZONA
SCALE: 1" = 500'



DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } S.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT HONEYCUTT & PORTER, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS COMBINED UNDER THE NAME OF "CCV MARICOPA" LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "CCV MARICOPA" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH LOT, AND STREET SHALL BE KNOWN BY NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT.

RIGHTS OF WAY & PRIVATE ACCESS EASEMENT ARE DEDICATED AS SHOWN ON THIS PLAT.

IN WITNESS THEREOF:

HONEYCUTT & PORTER ROAD, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS FINAL PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS DAY OF _____, 2023.

HONEYCUTT & PORTER ROAD, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } S.S.

ON THIS ____ DAY OF _____, 2023, 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 FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____, 20 _____

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN ON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE PLATTED. APPROVED:

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

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

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

BY ACCEPTANCE OF THIS PLAT, THE CITY OF MARICOPA AGREES TO THE VACATION OR ABANDONMENT OF THE EASEMENTS DESCRIBED OR SHOWN HEREON AS BEING VACATED OR ABANDONED. APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA THIS ____ DAY OF _____, 2023

BY: _____

MAYOR _____ DATE _____

ATTEST: _____

CITY CLERK _____ DATE _____

LEGAL DESCRIPTION:

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

A PORTION OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AND THE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 25 BEARS SOUTH 89°59'02" EAST A DISTANCE OF 2630.67 FEET;

THENCE SOUTH 89°59'02" EAST ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 1315.20 FEET;

THENCE SOUTH 00°00'58" WEST, A DISTANCE OF 70.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE FOR HONEYCUTT ROAD;

THENCE SOUTH 00°07'13" WEST, A DISTANCE OF 244.81 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°07'13" WEST, A DISTANCE OF 20.30 FEET;

THENCE SOUTH 00°07'45" WEST, A DISTANCE OF 335.26 FEET;

THENCE NORTH 89°58'58" WEST A DISTANCE OF 657.53 FEET;

THENCE SOUTH 00°06'34" WEST, A DISTANCE OF 111.85 FEET;

THENCE NORTH 89°59'11" WEST, A DISTANCE OF 587.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF PORTER ROAD;

THENCE NORTH 00°04'48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET;

THENCE DEPARTING SAID EAST LINE SOUTH 89°59'11" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°04'48" WEST, A DISTANCE OF 39.99 FEET; THENCE SOUTH 89°59'11" EAST, A DISTANCE OF 135.00 FEET;

THENCE NORTH 00°04'48" EAST, A DISTANCE OF 71.18 FEET;

THENCE CONTINUING NORTH 00°04'48" EAST, A DISTANCE OF 356.90 FEET;

THENCE SOUTH 89°52'39" EAST, A DISTANCE OF 147.18 FEET;

THENCE CONTINUING SOUTH 89°52'39" EAST, A DISTANCE OF 235.41 FEET;

THENCE NORTH 00°04'20" EAST, A DISTANCE OF 244.25 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF HONEYCUTT ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°59'02" EAST, A DISTANCE OF 80.00 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00°04'20" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 89°59'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°04'20" WEST, A DISTANCE OF 204.93 FEET;

THENCE SOUTH 89°59'40" EAST, A DISTANCE OF 647.52 FEET TO THE TRUE POINT OF BEGINNING.

ZONING

CB-2 COMMERCIAL/BUSINESS

FLOOD ZONE

FEMA FLOOD ZONE "X" PER MAP 04021C0745F DATED JUNE 16, 2014

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, BEING S89°59'02"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 25 AND THE NORTH QUARTER CORNER OF SAID SECTION 25.

UTILITY/SERVICES

ELECTRIC	ELECTRIC DISTRICT #3
GAS	SOUTHWEST GAS
FIRE	CITY OF MARICOPA FIRE DEPARTMENT
REFUSE	WASTE MANAGEMENT
POLICE	CITY OF MARICOPA POLICE DEPARTMENT
SEWER	GLOBAL WATER RESOURCES, LLC
	PALO VERDE UTILITY COMPANY, LLC
TELEPHONE	MARICOPA BROADBAND
	QWEST COMMUNICATIONS
WATER	GLOBAL WATER RESOURCES

SHEET INDEX:

SHEET 1	COVER SHEET
SHEET 2	FINAL PLAT

AREA TABLE:

SUBJECT PARCEL	446,847 +/- SQUARE FEET 10.258 +/- ACRES
WHISKER ROAD RIGHT OF WAY	10,667 +/- SQUARE FEET 0.244 +/- ACRES
TOTAL	457,514 +/- SQUARE FEET 10.503 +/- ACRES

LEGEND

⊙	SECTION CORNER AS DESCRIBED, SHEET 2
●	PROPERTY CORNER AS DESCRIBED, SHEET 2
----	SECTION/ALIQUOT LINE
-----	PROP LINE
- - - - -	RIGHT OF WAY LINE
-----	EASEMENT LINE
-----	ADJACENT PROP LINE
-----	OLD PARCEL LINE

SURVEYOR:

LANDCOR CONSULTING
1955 S. VAL VISTA DR., SUITE 121
MESA, ARIZONA 85204
PHONE: 480-553-9433
CONTACT: WADE COOK P.E.
CONTACT: NICHOLAS JARRETT R.L.S.

OWNER/DEVELOPER:

HONEYCUTT & PORTER ROAD, LLC
7007 WEST HAPPY VALLEY ROAD
PEORIA, ARIZONA 85383
PHONE: 623-376-2444
CONTACT: DAVID THOMPSON
EMAIL: davidthompson@ccv.church

GENERAL NOTES

1. ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY LANDMARK TITLE ASSURANCE AGENCY OF ARIZONA LLC, TITLE NUMBER 6190419B-026-NM2, DATED MAY 11, 2023.

2. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE NOTED.

3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.

4. 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.

5. VISIBILITY RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE), ETC... OR COMBINATION EXCEEDING 24" IN HEIGHT (MEASURED FROM ADJACENT CURB OR SIDEWALK) IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.

6. TRACT, LOT, AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.

7. PROPERTY IS SUBJECT TO RESTRICTIONS AND EASEMENTS INCLUDING EASEMENTS FOR INGRESS, EGRESS, PARKING, ACCESS, UTILITY LINES, STORM DRAINAGE, AND SIGNS AS DESCRIBED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED BY THE PROPERTY OWNER SUBSEQUENT TO THIS PLAT.

8. THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE 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 ABUTTING PROPERTY OWNER.

9. ANY MEDIAN LANDSCAPE WILL BE MAINTAINED BY THE DEVELOPER FOR A PERIOD OF NINETY (90) DAYS FOLLOWING THE PRELIMINARY INSPECTION AND ACCEPTANCE OF THE LANDSCAPING. IF NOT HEALTHY AT THE END OF THE MAINTENANCE PERIOD, THE MAINTENANCE SHALL BE CONTINUED BY THE DEVELOPER UNTIL ACCEPTED BY THE CITY OF MARICOPA.

10. 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 ARE ALLOWED.

THE ABUTTING PROPERTY OWNER AND/OR THE PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN AND BE RESPONSIBLE FOR THE OPERATIONAL COST OF THE STREET LIGHTS WITHIN THE PUBLIC RIGHTS-OF-WAY.

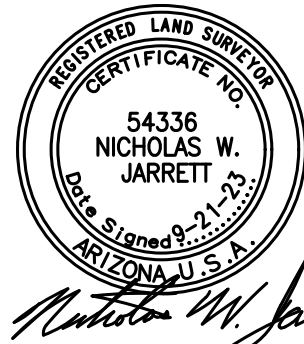
REFERENCES

PINAL COUNTY FEE NUMBER: 2006-131234 & 35
PINAL COUNTY FEE NUMBER: 2018-084439
PINAL COUNTY FEE NUMBER: 2019-000372
PINAL COUNTY FEE NUMBER: 2008-045307
PINAL COUNTY FEE NUMBER: 2020-051641
PINAL COUNTY FEE NUMBER: 2006-131229
CLIENT PROVIDED: ALTA, ROPE 21091, JOB 20105-A
PINAL COUNTY DOCKET NUMBER: 1016-705
PINAL COUNTY DOCKET NUMBER: 1056-926
PINAL COUNTY DOCKET NUMBER: 1105-974
PINAL COUNTY FEE NUMBER: 1997-002768
PINAL COUNTY FEE NUMBER: 2001-036285
PINAL COUNTY FEE NUMBER: 2001-036300 & 05
PINAL COUNTY FEE NUMBER: 2011-0039816
PINAL COUNTY FEE NUMBER: 2017-091482
PINAL COUNTY FEE NUMBER: 2018-076677
PINAL COUNTY FEE NUMBER: 2022-060597 & 98

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.

Nicholas W. Jarrett 9-21-23
REGISTERED LAND SURVEYOR
NICHOLAS W. JARRETT
1955 S. VAL VISTA DR., # 121
MESA, ARIZONA 85204
DATE



FINAL PLAT FOR
CCV MARICOPA

MARICOPA, ARIZONA

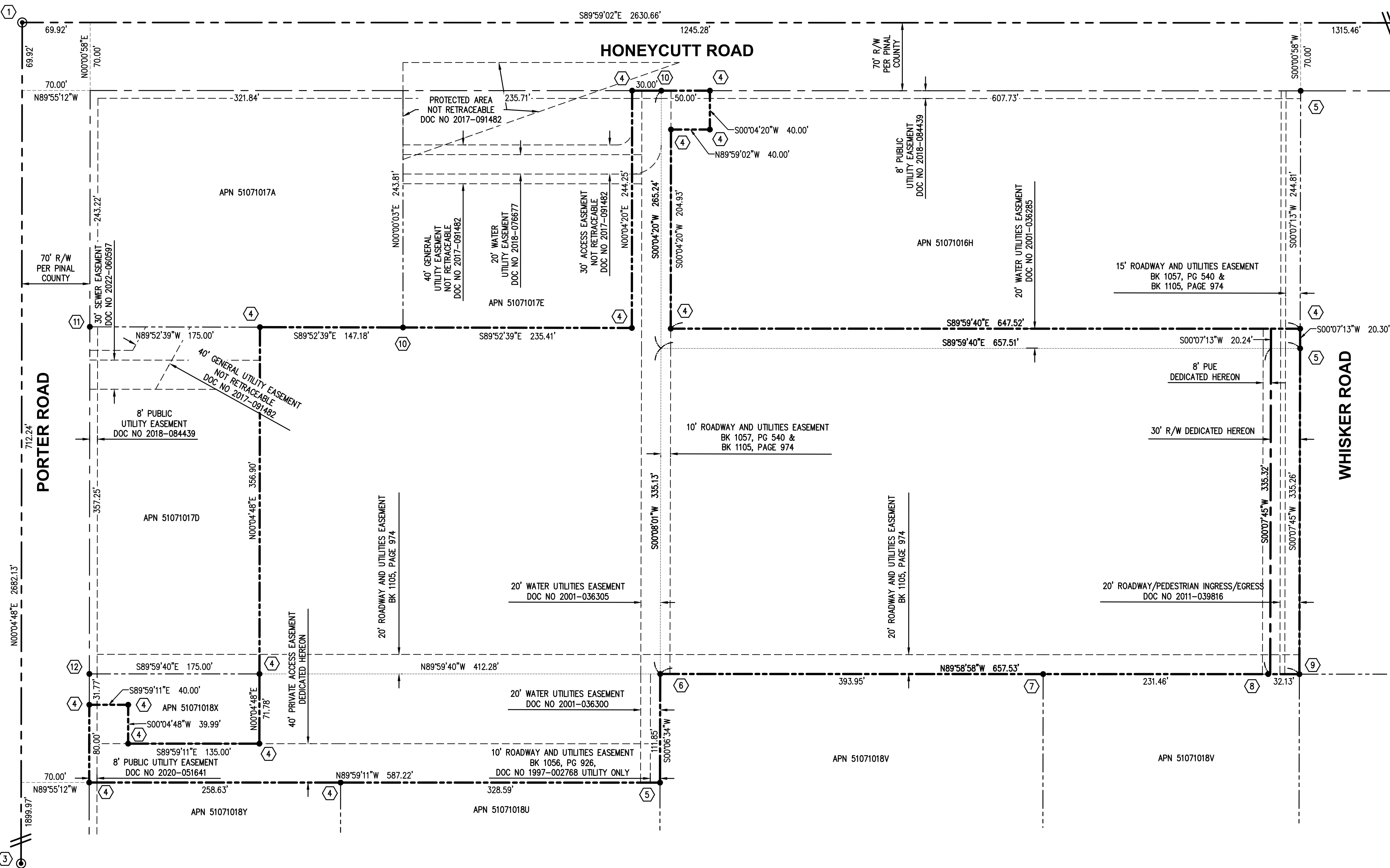
DATE: 09-21-23

PROJ. #: 1791

1 OF 2

FINAL PLAT
FOR
CCV MARICOPA

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN,
CITY OF MARICOPA, PINAL COUNTY, STATE OF ARIZONA.



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY ARIZONA, BEING S89°59'02"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION 25 AND THE NORTH QUARTER CORNER OF SAID SECTION 25.

LINE LEGEND

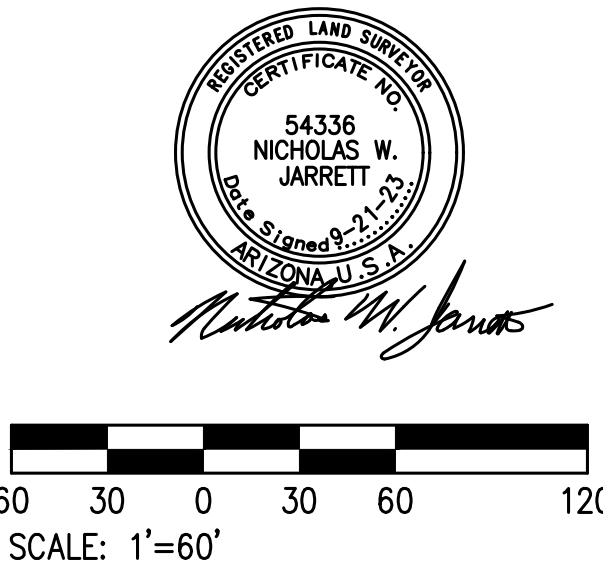
●	SECTION CORNER AS DESCRIBED, THIS SHEET
●	PROPERTY CORNER AS DESCRIBED, THIS SHEET
---	SECTION/ALIQUOT LINE
---	PROP LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	ADJACENT PROP LINE
---	OLD PARCEL LINE

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BK	BOOK
DOC	DOCUMENT
NO	NUMBER
PG	PAGE
PUE	PUBLIC UTILITY EASEMENT
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT OF WAY

MONUMENT DESCRIPTIONS

- 1 FOUND BRASS CAP IN HANDHOLE, ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 25.
- 2 FOUND BRASS CAP FLUSH, ACCEPTED AS NORTH QUARTER OF SAID SECTION 25.
- 3 WEST QUARTER CORNER OF SAID SECTION 25, ACCEPTED PINAL COUNTY CALCULATED POSITION.
- 4 SET 5/8" REBAR, RLS 54336.
- 5 FOUND PK WITH TAG, ROPE 21081, ACCEPTED POSITION.
- 6 FOUND PK WITH TAG, AJW 37936, ACCEPTED POSITION.
- 7 FOUND REBAR WITH CAP, STANLEY, ACCEPTED POSITION.
- 8 FOUND REBAR WITH CAP, RLS 37495, ACCEPTED POSITION.
- 9 FOUND REBAR WITH CAP, KLIEN RLS 42137, ACCEPTED POSITION.
- 10 FOUND REBAR WITH CAP, ROPE 21081, ACCEPTED POSITION.
- 11 FOUND REBAR WITH TAG, NOT LEGIBLE, ACCEPTED POSITION.
- 12 FOUND REBAR WITH CAP, NOT LEGIBLE, ACCEPTED POSITION.



FINAL PLAT FOR
CCV MARICOPA
MARICOPA, ARIZONA

DATE: 09-21-23

PROJ. #: 1791

2 OF 2

1955 S. VAL VISTA DR., #121
Mesa, AZ 85204
Ph: (480) 553-9433
landcorconsulting.com

