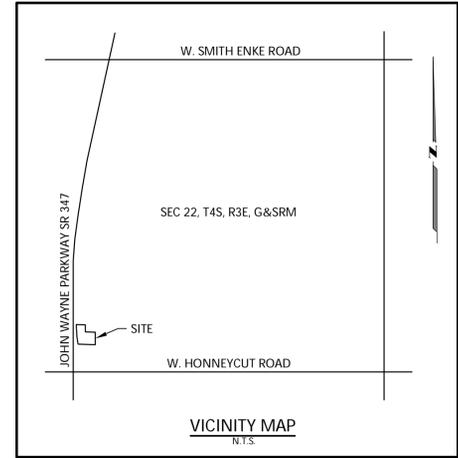


A RE-PLAT OF MARICOPA TOWNE PLAZA

AS RECORDED IN FEE NUMBER 2012-030050, PINAL COUNTY RECORDS, CITY OF MARICOPA, ARIZONA
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST,
OF THE GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS, THAT CYPRESS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS RE-PLAT OF "MARICOPA TOWNE PLAZA" BEING A PART OF GROVE 5 OF THE SUBDIVISION OF THE MARICOPA GROVES UNIT 1, AS RECORDED IN BOOK 15 OF MAPS, PAGE 5 THEREOF, PINAL COUNTY RECORDS, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THIS RE-PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENT CONSTITUTING SAME AND THAT SAID LOTS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER OF NAME GIVEN EACH RESPECTIVELY.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE MARICOPA TOWNE PLAZA PROPERTY OWNERS ASSOCIATION.

IN WITNESS WHEREOF:

CYPRESS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS RE-PLAT BY THE SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS ____ DAY OF ____ 20__.

CYPRESS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,

BY: _____

NAME: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS ____ DAY OF _____, 20__, 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 _____ EXPIRES _____

MY COMMISSION EXPIRES: _____ 20__.

RATIFICATION

THE RADIGAN COMPANY, A WASHINGTON CORPORATION, AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED NOVEMBER 13, 2018, AS INSTRUMENT NO. 2018-085114, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES AND CONSENTS TO ALL OF THE TERMS AND PROVISIONS OF THE FOREGOING DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR MARICOPA TOWNE PLAZA.

DATED THIS ____ DAY OF _____, 20__.

THE RADIGAN COMPANY, A WASHINGTON CORPORATION.

BY: _____
MICHAEL T. FLYNN

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF PINAL } SS

ON THIS ____ DAY OF _____, 20__, 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 _____ EXPIRES _____

MY COMMISSION EXPIRES: _____ 20__.

GENERAL 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.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL COMMON AREAS, AS DEFINED IN THE DECLARATION, SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE MAINTAINED BY THE MARICOPA TOWNE PLAZA PROPERTY OWNERS ASSOCIATION. THE DECLARATION SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERING OWNERSHIP OF LOTS IN THIS SUBDIVISION.

UTILITY SERVICES

WATER SEWER	MARICOPA DOMESTIC WATER IMPROVEMENT DISTRICT GLOBAL WATER RESOURCES, LLC. PALO VERDE UTILITY COMPANY, LLC.
FIRE	CITY OF MARICOPA FIRE DEPARTMENT
ELECTRIC	ELECTRIC DISTRICT #3
TELEPHONE	MARICOPA BROADBAND QUEST COMMUNICATIONS
GAS	SOUTHWEST GAS
REFUSE	WASTE MANAGEMENT
POLICE	CITY OF MARICOPA POLICE DEPARTMENT
SCHOOL	MARICOPA UNIFIED SCHOOL DISTRICT #20

BENCHMARK

ADOT BRASS CAP IN HANDHOLE AT INTERSECTION OF JOHN WAYNE PARKWAY AND HATHAWAY AVENUE: ELEVATION = 1169.41 (NAVD 88)

NATIONAL GEODETIC SURVEY
DESIGNATION: B 422
PID: DV 1227
USGS QUAD: MARICOPA (1978)
LOCATION: 0.1 MILES SOUTHEAST ALONG SOUTHERN PACIFIC RAILROAD FROM MARICOPA RAILROAD CROSSING, 60' SOUTHWEST OF THE SOUTHWEST RAIL: FOUND METAL ROD IN HANDWELL STAMPED "B 422 1980"; ELEV. = 1173.5 (NAVD 88)

DECLARATION & PROPERTY OWNERS ASSOCIATION

A DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MARICOPA TOWNE PLAZA (THE "DECLARATION") WILL BE RECORDED PRIOR TO THE RECORDATION OF THE RE-PLAT OF THE SUBJECT PROPERTY. SAID DECLARATION SHALL DEFINE ALL "COMMON AREAS" WITHIN MARICOPA TOWNE PLAZA (THE "PROJECT") AND SHALL ESTABLISH THAT SAID COMMON AREAS ARE SUBJECT TO RECIPROCAL CROSS-EASEMENTS FOR THE BENEFIT OF ALL PORTIONS OF THE PROJECT FOR THE PURPOSES, AMONG OTHERS, OF PERMITTING (I) VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE COMMON AREAS WITHIN THE PROJECT, (II) PARKING WITHIN THE PARKING AREAS CONSTRUCTED WITHIN THE PROJECT, (III) INSTALLATION, OPERATION AND MAINTENANCE OF UTILITIES, (IV) MAINTENANCE AND CONSTRUCTION OF IMPROVEMENTS WITHIN THE PROJECT, INCLUDING BUILDINGS, DRIVEWAYS, PARKING AREAS AND LANDSCAPED AREAS, AND (V) ENCROACHMENTS. PURSUANT TO THE DECLARATION THE MARICOPA TOWNE PLAZA PROPERTY OWNERS ASSOCIATION WILL BE FORMED, WHICH SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, INCLUDING ACCESS DRIVEWAYS, ON-SITE SANITARY SEWER COLLECTION SYSTEM, DRIVEWAY AND PARKING LOT LIGHTING, LANDSCAPING AND DRAINAGE FACILITIES.

DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR MARICOPA TOWNE PLAZA WERE RECORDED ON ____ 20__ IN FEE NUMBER ____ IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

OWNER

MATRIX EQUITIES, LLC, AS MANAGER OF CYPRESS INVESTORS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY
10446 N. 74TH ST.
SCOTTSDALE, AZ 85258
CONTACT: RONALD SMITH
TELE: 480-947-9292
EMAIL: RON@MATRIX-EQUITIES.COM

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL A. BANTA
EMAIL: MICHAEL.BANTA@WESTWOODPS.COM

SHEET INDEX

FP01	COVER SHEET, DEDICATION, TABLES & NOTES
FP02	FINAL PLAT, LEGEND
FP03	WATER EASEMENT DETAIL
FP04	SEWER EASEMENT DETAIL

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 4S., R. 3E., G.&S.R.M. WHICH BEARS NORTH 00 DEGRESS 00 MINUTES 00 SECONDS EAST, AS SHOWN ON THE FINAL PLAT OF "MARICOPA TOWNE PLAZA" RECORDED IN FEE NO. 2012-030050, PINAL COUNTY RECORDS.

SITE AREA

LOT 1:	31,789 SQ.FT. OR 0.7298 ACRES MORE OR LESS
LOT 2:	33,497 SQ.FT. OR 0.7690 ACRES MORE OR LESS
LOT 3:	32,900 SQ.FT. OR 0.7553 ACRES MORE OR LESS
LOT 4:	45,420 SQ.FT. OR 1.0427 ACRES MORE OR LESS
LOT 5:	90,547 SQ.FT. OR 2.0787 ACRES MORE OR LESS

APPROVALS: PLANNING AND DEVELOPMENT

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVAL: CITY OF MARICOPA

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 20__.

BY: _____ CITY MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

BY: _____ CITY ENGINEER _____ DATE _____

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.

REGISTERED LAND SURVEYOR _____ DATE _____



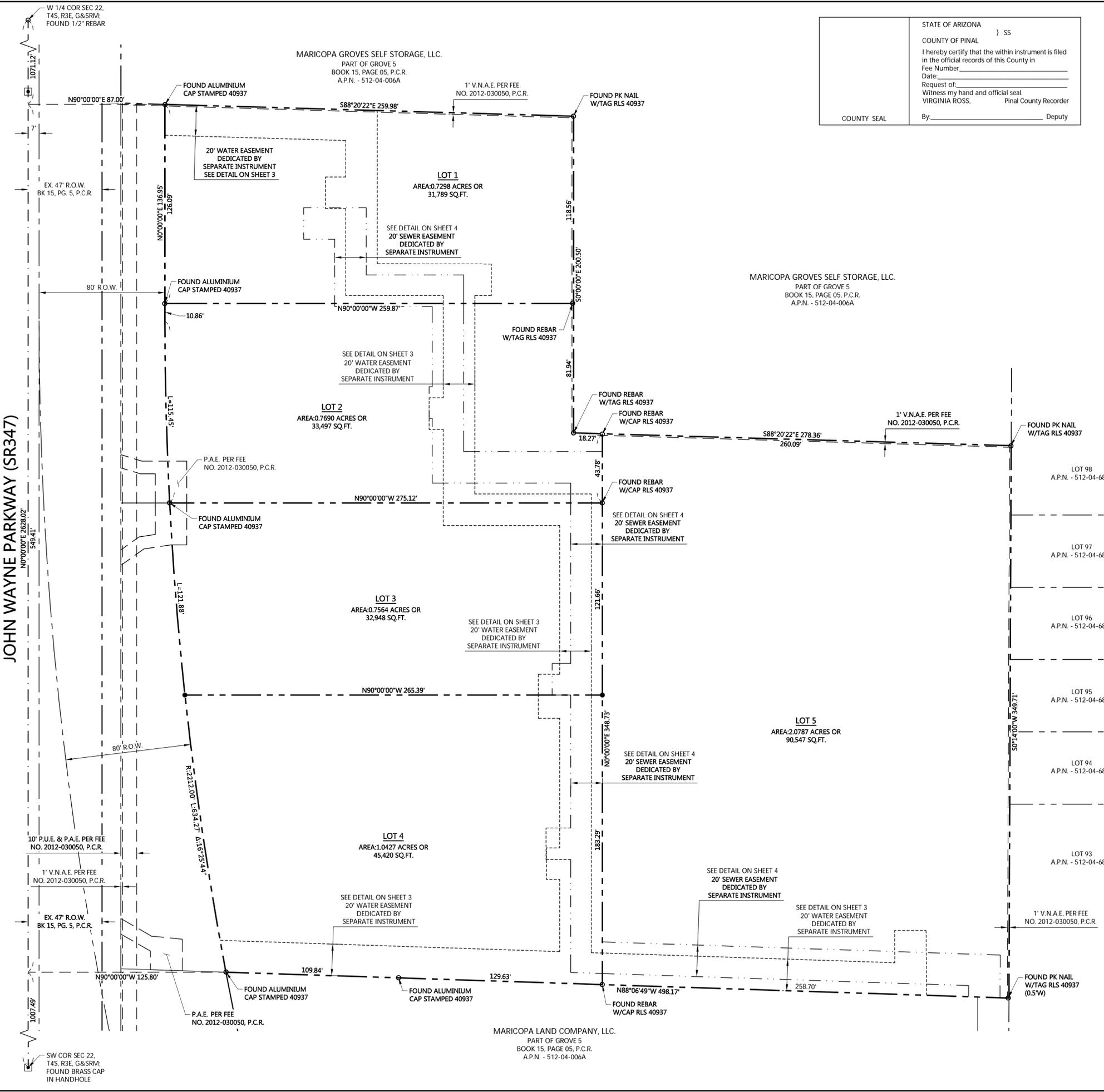
COUNTY SEAL	STATE OF ARIZONA } COUNTY OF PINAL } SS I hereby certify that the within instrument is filed in the official records of this County in Fee Number _____ Date: _____ Request of: _____ Witness my hand and official seal. VIRGINIA ROSS, Pinal County Recorder By: _____ Deputy
-------------	---

N:\0015488\00\DWG\SURVEY\BOUNDARY\WORKING\0015488V-FP.DWG

Westwood
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone: (480) 747-6558
Fax: (480) 367-8025
www.westwoodps.com
Westwood Professional Services, Inc.

A RE-PLAT OF
MARICOPA TOWNE PLAZA
MARICOPA, ARIZONA

JOHN WAYNE PARKWAY (SR347)



STATE OF ARIZONA } SS
 COUNTY OF PINAL
 I hereby certify that the within instrument is filed in the official records of this County in Fee Number _____
 Date: _____
 Request of: _____
 Witness my hand and official seal.
 VIRGINIA ROSS, Pinal County Recorder
 By: _____ Deputy

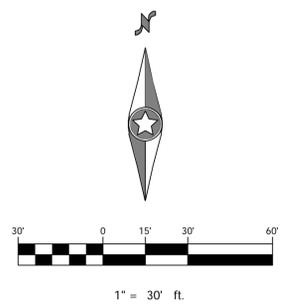
LEGEND

---	SECTION LINE
---	PARCEL BOUNDARY
---	CENTER LINE
---	EASEMENT LINE, TYPE AS NOTED
---	WATER EASEMENT DEDICATED HEREON
---	SEWER EASEMENT DEDICATED HEREON
□	FOUND BRASS CAP IN HANDHOLE
○	EXISTING PROPERTY CORNER, AS NOTED
●	SET 1/2" REBAR W/ CAP RLS 38175 UNLESS OTHERWISE NOTED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
BK.	BOOK
PG.	PAGE
P.C.R.	PINAL COUNTY RECORDS

DESIGNED:	W.P.S.	INITIAL ISSUE: #####
CHECKED:	M.A.B.	REV: #####
DRAWN:	L.T.D.	REV: #####
FIELD CREW:		REV: #####
FIELD WORK DATE:		REV: #####
SCALE: 1" = 30'		HORIZONTAL: #####
		VERTICAL: #####

Westwood
 6509 East Greenway Parkway, Suite 250
 Phoenix, AZ 85044
 Phone: (602) 747-6558
 Fax: (602) 967-8025
 www.westwoodps.com
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A RE-PLAT OF
 MARICOPA TOWNE PLAZA
 MARICOPA, ARIZONA



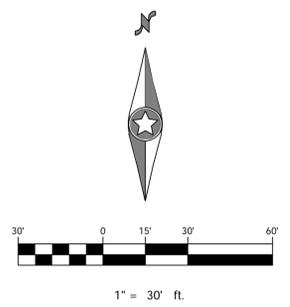
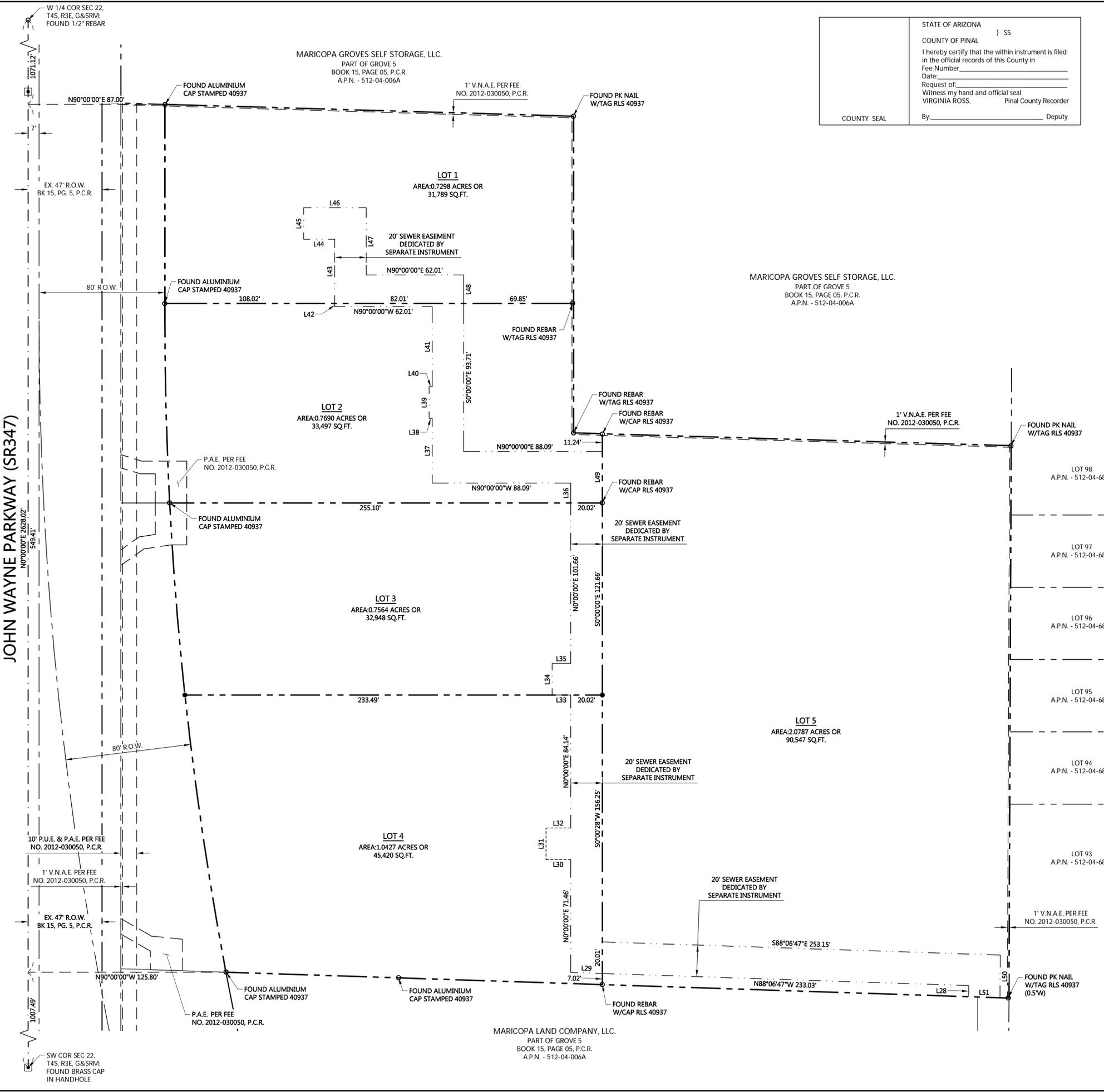
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STATE OF ARIZONA } SS
 COUNTY OF PINAL }
 I hereby certify that the within instrument is filed in the official records of this County in Fee Number _____
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- LEGEND**
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 - BK. BOOK
 - PG. PAGE
 - P.C.R. PINAL COUNTY RECORDS

LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L28	N0°14'47"E	7.04'	L40	N90°00'00"E	2.08'
L29	N88°06'47"W	20.03'	L41	N0°00'00"E	50.73'
L30	N90°00'00"W	15.79'	L42	N0°00'00"E	1.95'
L31	N0°00'00"E	20.00'	L43	N0°00'00"E	40.65'
L32	N90°00'00"E	15.79'	L44	N90°00'00"W	19.80'
L33	N90°00'00"W	11.88'	L45	N0°00'00"E	20.00'
L34	N0°00'00"E	20.00'	L46	N90°00'00"E	39.80'
L35	N90°00'00"E	11.88'	L47	S0°00'00"E	42.60'
L36	N0°00'00"E	12.54'	L48	S0°00'00"E	18.05'
L37	N0°00'00"E	41.02'	L49	S0°02'14"E	32.54'
L38	N90°00'00"W	2.08'	L50	S0°14'47"W	27.03'
L39	N0°00'00"E	20.00'	L51	N88°09'08"W	20.01'

JOHN WAYNE PARKWAY (SR347)



DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 FIELD CREW: _____
 FIELD WORK DATE: _____
 SCALE: 1" = 30'
 HORIZONTAL: _____
 VERTICAL: _____

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A RE-PLAT OF
 MARICOPA TOWNE PLAZA
 MARICOPA, ARIZONA



SHEET NUMBER: 4 OF 4
 DATE: 12-20-2018
 PROJ: 0015488

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