

FINAL PLAT
OF
HANCOCK COMMUNITIES GUNSMOKE

A PORTION 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.

OWNER

WS GUNSMOKE 1 LLC
3335 E. INDIAN SCHOOL ROAD, #100
PHOENIX, AZ 85018

LAND SURVEYOR

BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, ARIZONA 85281
PHONE: (480) 629-8830
CONTACT: PHILIP M. FEDOR
EMAIL: pfedor@bowman.com

ENGINEER

BOWMAN
7464 N. LA CHOLLA BLVD.
TUCSON, AZ 85741
PHONE: (520) 463-3200
CONTACT: MATT CAWLEY
EMAIL: mcawley@bowman.com

SHEET INDEX

- 1 COVER, NOTES, DEDICATION
2 PLAT MAP, LINE TABLE, TRACT AREA TABLE

NOTES

1. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
2. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY REQUIRES PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
3. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENT REQUIRES PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.
4. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS MAY BE CONSTRUCTED.

BENCHMARK:

NGS CONTROL POINT: S 360 -- BENCHMARK DISK SET IN CONCRETE
LATITUDE: 33°01'33.39" W
LONGITUDE: 111°59'50.04" W
ELEVATION: 1206.28 FEET (NAVD88)

BASIS OF BEARINGS:

NORTH 89°44'05" EAST ALONG THE NORTH LINE 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, ACCORDING TO RECORD OF SURVEY IN FEE NO. 2006-131235, PINAL COUNTY RECORDS.

LAND USE TABLE:

| | | |
|----------------------|---------|-------|
| OVERALL AREA | 26.7482 | ACRES |
| NET ACREAGE | 22.0505 | ACRES |
| TOTAL NUMBER OF LOTS | 1 | LOT |

UTILITY SERVICE PROVIDERS

| UTILITY | COMPANY |
|-------------|--|
| WATER | CITY OF MARICOPA |
| SEWER | CITY OF MARICOPA |
| ELECTRICITY | ELECTRICAL DISTRICT NO. 3 |
| GAS | SOUTHWEST GAS |
| TELEPHONE | CENTURY LINK |
| CABLE TV | ORBITEL |
| FIRE | CITY OF MARICOPA FIRE DISTRICT |
| POLICE | PINAL COUNTY SHERIFF'S DEPT |
| SOLID WASTE | VARIOUS COLLECTION PROVIDERS AVAILABLE |

LEGAL DESCRIPTION

PARCEL NO. 1:
THE EAST HALF OF THE NORTHEAST 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;
EXCEPT THE SOUTH 30.00 FEET OF THE EAST 50.00 FEET THEREOF; AND
EXCEPT THAT PART 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, AS CONVEYED TO THE CITY OF MARICOPA BY SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2008-063336, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR MARKING THE NORTHWEST CORNER OF SECTION 25, FROM WHICH A 1/2 INCH REBAR MARKING THE NORTH QUARTER CORNER OF SECTION 25 BEARS NORTH 89 DEGREES 44 MINUTES 05 SECONDS EAST, A DISTANCE OF 2630.76 FEET AND FROM WHICH A 1/2 INCH REBAR MARKING THE WEST QUARTER CORNER OF SECTION 25 BEARS SOUTH 00 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 2682.51 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 47 SECONDS EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 1341.26 FEET;
THENCE NORTH 89 DEGREES 42 MINUTES 43 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 12 MINUTES 47 SECONDS WEST, PARALLEL TO AND 33.00 FEET EAST OF THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 1308.24 FEET;
THENCE NORTH 89 DEGREES 44 MINUTES 05 SECONDS EAST, PARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 2597.69 FEET;
THENCE SOUTH 00 DEGREES 05 MINUTES 27 SECONDS EAST, ALONG THE EAST BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 37.00 FEET;
THENCE SOUTH 89 DEGREES 44 MINUTES 05 SECONDS WEST, PARALLEL TO AND 70.00 FEET SOUTH OF THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 2560.61 FEET;
THENCE SOUTH 00 DEGREES 12 MINUTES 47 SECONDS EAST PARALLEL TO AND 70.00 FEET EAST OF THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 1271.22 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 43 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 25, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THE SOUTHWEST QUARTER OF THE NORTHEAST 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;

EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST 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;

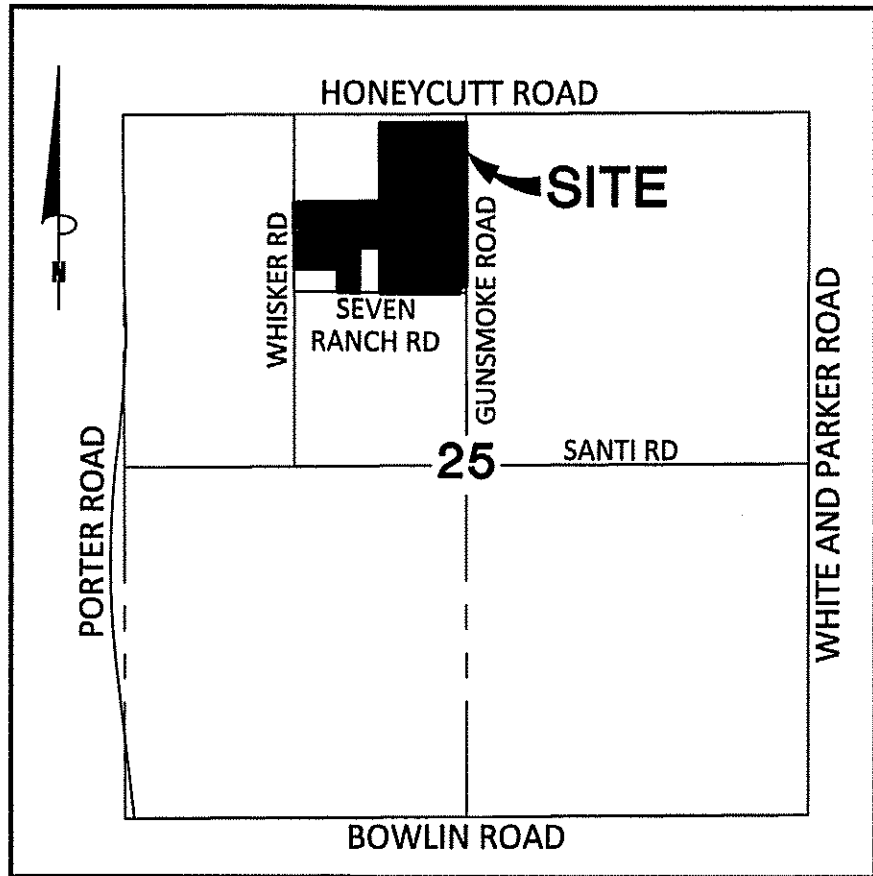
THENCE NORTH 165 FEET;
THENCE EAST 330 FEET;
THENCE SOUTH 165 FEET;
THENCE WEST 330 FEET TO THE POINT OF BEGINNING; AND

EXCEPT BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST 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;

THENCE PROCEED DUE NORTH 330 FEET;
THENCE WEST 165 FEET;
THENCE SOUTH 330 FEET;
THENCE EAST TO THE POINT OF BEGINNING.

DECLARATION & PROPERTY OWNERS ASSOCIATION

A DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR HANCOCK COMMUNITIES GUNSMOKE (THE "DECLARATION") WILL BE RECORDED PRIOR TO THE RECORDATION OF THE PLAT OF THE SUBJECT PROPERTY. SAID DECLARATION SHALL DEFINE ALL "COMMON AREAS" WITHIN WEST MARICOPA VILLAGE (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 OTHER THINGS, 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 HANCOCK-GUNSMOKE SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, INCLUDING ACCESS DRIVEWAYS, DRIVEWAY AND PARKING LOT LIGHTING, LANDSCAPING AND DRAINAGE FACILITIES LOCATED IN COMMON AREAS.



VICINITY MAP

N.T.S.

CITY COUNCIL APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 2022.

BY: _____ DATE _____
MAYOR

BY: _____ DATE _____
CITY CLERK

CITY DEPARTMENT APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA, THIS _____ DAY OF _____, 2022.

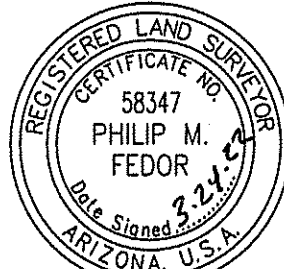
BY: _____ DATE _____
ECONOMIC & COMMUNITY DEVELOPMENT DIRECTOR

BY: _____ DATE _____
CITY ENGINEER

LAND SURVEYOR'S 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 FEBRUARY 2022, 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.

BY:
PHILIP M. FEDOR
REGISTERED LAND SURVEYOR NO. 58347
BOWMAN
1600 N. DESERT DRIVE, #210
TEMPE, ARIZONA 85281



DECLARATION, TITLE WARRANTY, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
WS GUNSMOKE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "HANCOCK COMMUNITIES GUNSMOKE", LOCATED IN A PORTION 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, AS SHOWN PLATTED HEREON AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY.

WS GUNSMOKE 1 LLC, THE OWNER OF FEE TITLE IN: (A) THE PROPERTY BEING DEDICATED ON THIS PLAT FOR ROADWAY PURPOSES AND ALL INCIDENTALS THERETO; AND (B) THE PROPERTY UPON OR ACROSS WHICH EASEMENTS ARE BEING DEDICATED ON THIS PLAT TO THE PUBLIC. WS GUNSMOKE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY WARRANTS TO THE CITY OF MARICOPA, A MUNICIPAL CORPORATION IN THE STATE OF ARIZONA, THE TITLE TO SUCH PROPERTY AGAINST ALL PERSONS, SUBJECT TO ALL MATTERS OF RECORD.

NON-EXCLUSIVE DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS, EMERGENCY ACCESS EASEMENTS AND INGRESS/EGRESS EASEMENTS ARE HEREBY GRANTED UPON, OVER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON. NO USE SHALL BE PERMITTED WITHIN THE EASEMENTS WHICH WOULD PROHIBIT OR INTERFERE WITH THE INTENDED USE. MAINTENANCE OF THE EASEMENTS SHALL BE THE RESPONSIBILITY OF HANCOCK-GUNSMOKE.

PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC UPON, OVER, UNDER, ACROSS AND THROUGH THE AREAS DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL OF UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION.

A PUBLIC WATER EASEMENT IS HEREBY DEDICATED TO THE CITY OF MARICOPA, UPON, OVER, UNDER, ACROSS AND THROUGH TRACT "A", DESIGNATED AS SUCH HEREON FOR THE INSTALLATION, STORAGE, MAINTENANCE, REPAIR, AND REMOVAL OF PUBLIC WATER UTILITIES..

IN WITNESS WHEREOF:
WS GUNSMOKE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND HAVE EXECUTED THIS SUBDIVISION PLAT BY THE SIGNATURES OF THE UNDERSIGNED, DULY AUTHORIZED, THIS _____ DAY OF _____, 2022.

WS GUNSMOKE 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2022, 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: _____

LIENHOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT CAPITAL FUND 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER THAT DEED OF TRUST RECORDED ON DECEMBER 10, 2021, AS FEE NO. 2021-156772, OFFICIAL RECORD OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HERewith, AND EACH AND EVERY DEDICATION CONTAINED HEREIN AND CONSENTS TO ALL OF THE TERMS AND PROVISIONS OF THE FOREGOING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TRAILS COMMUNITY ASSOCIATION.

LIENHOLDER APPROVAL STATEMENT

IN WITNESS WHEREOF, CAPITAL FUND 1, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF NOAH BROCIIOUS, ITS PRESIDENT, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

LIENHOLDER/AUTHORIZED SIGNER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NOAH BROCIIOUS, 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.

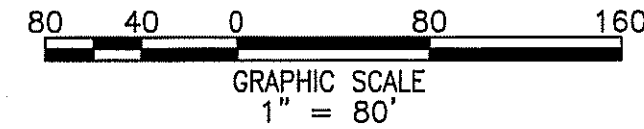
NOTARY PUBLIC DATE _____

MY COMMISSION EXPIRES: _____

FINAL PLAT OF
HANCOCK COMMUNITIES GUNSMOKE
MARICOPA, ARIZONA

Bowman
Bowman Consulting Group, Ltd.
5800 N. Westwilde, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

DATE: 3/24/22
PROJ NO: 050892-01
TASK NUM: 001
DRAWN BY: TL
CHECKED: PF
QUALITY:
CLIENT NO:
SCALE
N.T.S.
1 OF 2



| TRACT AREA TABLE | | | |
|------------------|---------|--------|------------------------|
| TRACT | SQ. FT. | ACRES | DESCRIPTION |
| TRACT A | 9,388 | 0.2155 | WATER EASEMENT |
| TRACT B | 80,645 | 1.8514 | DRAINAGE EASEMENT, PUE |
| TRACT C | 5,670 | 0.1302 | DRAINAGE EASEMENT, PUE |
| TRACT D | 37,361 | 0.8577 | DRAINAGE EASEMENT, PUE |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 70.00' | S00°05'27"E |
| L2 | 70.00' | N00°07'17"W |
| L3 | 50.00' | S89°42'42"W |
| L4 | 30.00' | N00°05'27"W |
| L5 | 30.00' | S00°05'27"E |
| L6 | 69.99' | N00°05'27"W |
| L7 | 78.90' | N89°42'44"E |
| L8 | 30.00' | N89°42'44"E |
| L9 | 161.99' | S89°42'42"W |
| L10 | 61.56' | S00°05'27"E |
| L11 | 40.00' | S11°24'03"E |
| L12 | 80.00' | S00°05'27"E |
| L13 | 40.79' | S11°13'09"W |
| L14 | 40.79' | S11°24'03"E |
| L15 | 80.00' | S00°05'27"E |
| L16 | 40.79' | S11°13'09"W |
| L17 | 162.00' | S89°42'43"W |
| L18 | 35.00' | N00°06'52"W |
| L19 | 99.99' | N00°05'27"W |
| L20 | 106.90' | N89°42'44"E |