

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND, BEING ALL OF TRACT M-7, OF THE FINAL PLAT AND MAP OF DEDICATION FOR "TORTOSA-NW", RECORDED IN FEE NO. 2004-049082, PINAL COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 2" IRON PIPE IN POTHOLE FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 28, FROM WHICH A 3/4" REBAR IN POTHOLE FOUND FOR THE EAST QUARTER CORNER OF SAID SECTION 28 BEARS N 012°39' E (BASIS OF BEARING), A DISTANCE OF 2,674.53 FEET;

THENCE N 0012°39' E, WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,217.39 FEET TO THE INTERSECTION OF THE CENTERLINE OF WEST HONEYCUTT ROAD, DEDICATED PER SAID "TORTOSA-NW", WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE LEAVING SAID EAST LINE, WITH THE CENTERLINE OF SAID WEST HONEYCUTT ROAD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N 89°47'49" W, A DISTANCE OF 317.42 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY;
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A DELTA ANGLE OF 39°30'36", AN ARC LENGTH OF 655.10 FEET, WITH A CHORD BEARING OF N 70°02'32" W, FOR A CHORD DISTANCE OF 642.20 FEET TO THE END OF SAID CURVE;
- 3) N 50°17'14" W, A DISTANCE OF 1,008.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY;
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,000.00 FEET, A DELTA ANGLE OF 3°31'44", AN ARC LENGTH OF 184.77 FEET, WITH A CHORD BEARING OF N 48°31'22" W, FOR A CHORD DISTANCE OF 184.74 FEET, TO THE POINT OF BEGINNING, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY;

THENCE ALONG SAID CURVE TO THE RIGHT, LEAVING SAID CENTERLINE, SAID CURVE HAVING A RADIUS OF 5.50 FEET, A DELTA ANGLE OF 90°03'09", AN ARC LENGTH OF 8.64 FEET, WITH A CHORD BEARING OF S 88°19'14" W, FOR A CHORD DISTANCE OF 7.78 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY;

THENCE PARALLEL WITH AND 5.50 FEET SOUTHWESTERLY OF THE CENTERLINE OF SAID WEST HONEYCUTT ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,005.50 FEET, A DELTA ANGLE OF 14°21'10", AN ARC LENGTH OF 752.89 FEET, WITH A CHORD BEARING OF N 37°20'09" W, FOR A CHORD DISTANCE OF 527.58 FEET, TO THE END OF SAID CURVE, AND
- 2) N 32°18'02" W, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY

THENCE ALONG SAID CURVE TO THE RIGHT, LEAVING SAID PARALLEL LINE, SAID CURVE HAVING A RADIUS OF 5.50 FEET, A DELTA ANGLE OF 180°00'00", AN ARC LENGTH OF 17.28 FEET, WITH A CHORD BEARING OF N 57°41'58" E, FOR A CHORD DISTANCE OF 11.00 FEET TO THE END OF SAID CURVE;

THENCE PARALLEL WITH AND 5.50 FEET NORTHEASTERLY OF THE CENTERLINE OF SAID WEST HONEYCUTT ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S 32°18'02" E, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, AND
- 2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2994.50 FEET, A DELTA ANGLE OF 14°21'10", AN ARC LENGTH OF 750.12 FEET, WITH A CHORD BEARING OF S 37°20'09" E, FOR A CHORD DISTANCE OF 525.65 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, LEAVING SAID PARALLEL LINE, SAID CURVE HAVING A RADIUS OF 5.50 FEET, A DELTA ANGLE OF 89°56'51", AN ARC LENGTH OF 8.63 FEET, WITH A CHORD BEARING OF S 01°40'46" E, FOR A CHORD DISTANCE OF 7.77 FEET TO THE POINT OF BEGINNING, CONTAINING 10,541 SQUARE FEET OR 0.2420 ACRES OF LAND.

NOTES

1. THIS PARCEL IS WITHIN THE SERVICE AREA OF GLOBAL WATER RESOURCES, INC., WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THE PREVIOUSLY PLATTED TORTOSA SUBDIVISION AND SAID COMPANY PER ADWR CERTIFICATE NO. 27-401243.0000, ISSUED 6/24/2004.
2. THIS PARCEL IS COVERED BY ADEQ FILE SUBMITTED WITH THE FINAL PLAT AND MAP OF DEDICATION FOR TORTOSA-NW, RECORDED IN FEE NO. 2004-049082, PCR.
3. TRACT "M-7A" IS AN OPEN SPACE COMMON AREA THAT WILL NOT BE DEDICATED TO THE CITY OF MARICOPA AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL REMAIN WITH THE TORTOSA HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. THE TORTOSA HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.
4. THE STORM WATER RETENTION VOLUMES REQUIRED BY THE PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE OVERALL GROSS RETENTION VOLUMES WILL NOT BE CHANGED WITHOUT PRIOR APPROVAL BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION SHALL BE THE RESPONSIBILITY OF THE TRACT OWNER.
5. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
6. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREA(S) AND THE STREET RIGHT-OF-WAYS SHALL BE THE RESPONSIBILITY OF THE TORTOSA HOMEOWNERS' ASSOCIATION
7. ALL WORK WITHIN THE SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WITHIN PUBLIC RIGHT-OF-WAYS REQUIRE PERMITS FROM AND INSPECTIONS BY CITY OF MARICOPA.
8. IN ORDER TO COMPLY WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", ARIZONA BOARD OF TECHNICAL REGISTRATION, SUBSTANTIVE POLICY STATEMENT #12, ALL BOUNDARY AND LOT CORNERS WILL BE STAKED PRIOR TO COMPLETION OF PAVING IMPROVEMENTS, IF SUCH CORNERS ARE SET UNDER THE SUPERVISION OF AN ARIZONA REGISTERED LAND SURVEYOR OTHER THAN THE ONE WHOSE NAME APPEARS ON THIS PLAT, A SEPARATE RESULTS-OF-SURVEY DRAWING FOR THESE CORNERS WILL NEED TO BE RECORDED.
9. ALL CURVES ARE TANGENT, COMPOUND, OR REVERSE UNLESS NOTED OTHERWISE.

SHEET INDEX

- 1 - COVER, NOTES, TRACT AREA/USE TABLE AND APPROVALS
- 2 - MAP OF DEDICATION PLAT, LINE & CURVE TABLES

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, HAVING A BEARING OF NORTH 012°39" EAST.

REFERENCE SURVEYS

- R - FINAL PLAT AND MAP OF DEDICATION FOR TORTOSA-NW, RECORDED IN FEE NO. 2004-049082, PCR
- R1 - FINAL PLAT FOR THE TRAILS PHASE 1A, RECORDED IN FEE NO. 2021-016447, PCR
- R2 - FINAL PLAT FOR THE TRAILS PHASE 1B, RECORDED IN FEE NO. 2021-016448, PCR

MAP OF DEDICATION
FOR

"HONEYCUTT ROAD TRACT "M-7""

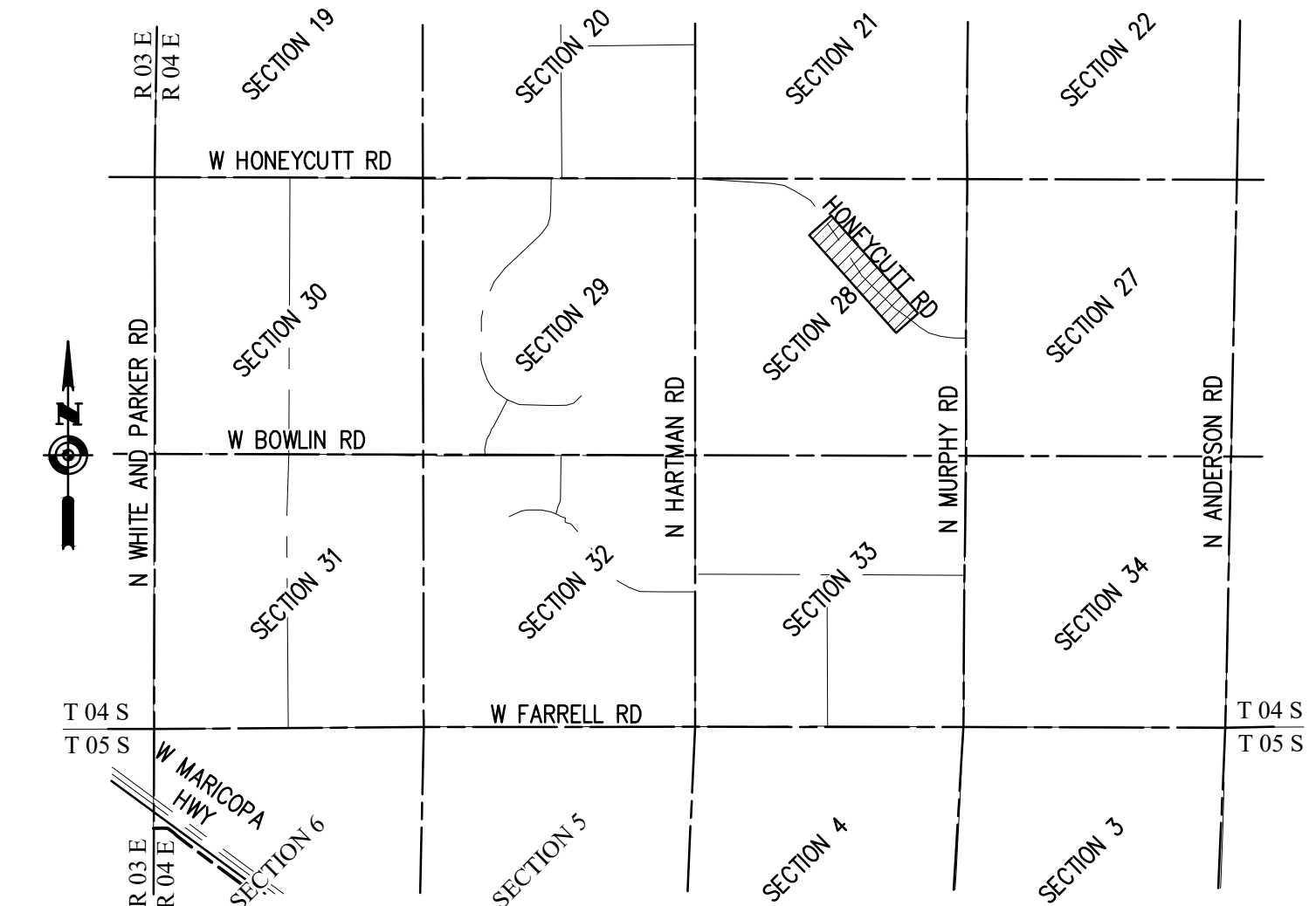
A RE-PLAT OF TRACT M-7 OF THE FINAL PLAT AND MAP OF DEDICATION FOR "TORTOSA-NW",
RECORDED IN FEE NO. 2004-049082, PINAL COUNTY RECORDS,
SITUATED IN A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA.

OWNER/DEVELOPER

TORTOSA HOMEOWNERS' ASSOCIATION
C/O CCMC
8360 E. VIA DE VENTURA, SUITE L100
SCOTTSDALE, ARIZONA 85258
MAIN: (480) 921-7500
DIRECT: (520) 423-9706
CONTACT: KATHY COOPER, COMMUNITY MANAGER

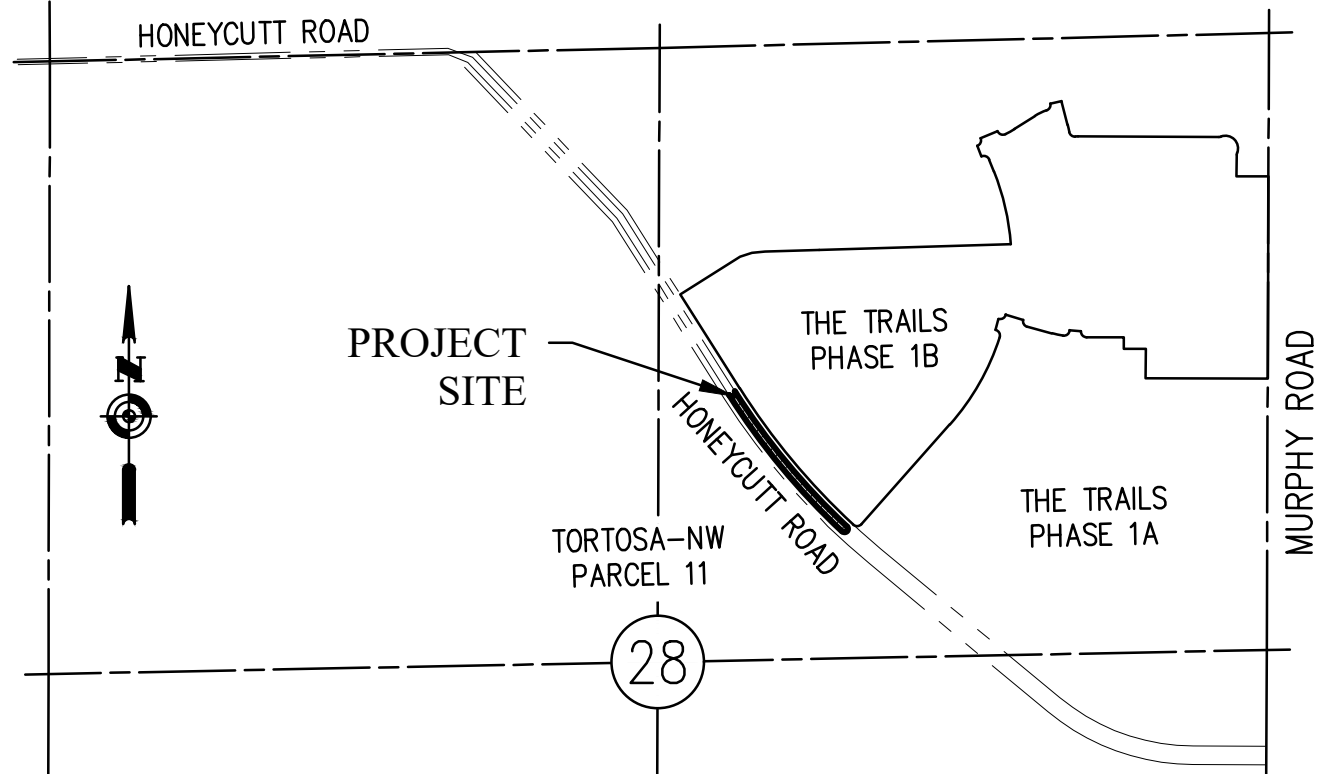
ENGINEER/SURVEYOR

HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
DIRECT: (915) 587-4339
CONTACT: CHRISTIAN M. WEGMANN, RLS
EMAIL: CWEGMANN@HUITT-ZOLLARS.COM



VICINITY MAP

NOT TO SCALE



LOCATION MAP

SECTION 28, T4S, R4E
NOT TO SCALE

UTILITIES & SERVICE

TELEPHONE CENTURY LINK / LUMEN
ELECTRIC ELECTRIC DISTRICT #3
GAS SOUTHWEST GAS COMPANY
CABLE TV CENTURY LINK / LUMEN
SEWER GLOBAL WATER RESOURCES, INC.
WATER GLOBAL WATER RESOURCES, INC.
RECLAIMED WATER GLOBAL WATER RESOURCES, INC.
POLICE CITY OF MARICOPA
FIRE CITY OF MARICOPA
REFUSE WASTE MANAGEMENT

LAND USE TABLE

GROSS ACREAGE	0.2420	ACRES
AREA OF STREET DEDICATION	0.0567	ACRES
NET ACREAGE	0.1853	ACRES
AREA OF TRACT "M-7A"	0.1853	ACRES
TOTAL NUMBER OF TRACTS	1	TRACT

LEGEND				
	MONUMENT FOUND, AS NOTED	R/W	RIGHT-OF-WAY	PCR
	BOUNDARY MONUMENT, SET 1/2" REBAR W/CAP RLS #66538 OR AS NOTED	APN	ASSESSOR PARCEL NUMBER	POB
	CENTER LINE MONUMENT, EXISTING	BCF	BRASS CAP FLUSH	POC
		PCHD	PINAL COUNTY HIGHWAY DEPARTMENT	RLS
	BOUNDARY LINE			ADJACENT LOT LINE
	LOT LINE			SECTION LINE
	CENTERLINE			TIE LINE
	RIGHT-OF-WAY			
	EASEMENT LINE			AREA IN EXISTING TRACT M-7 TO BE DEDICATED AS RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND MAP OF DEDICATION OF THE PREMESIS DESCRIBED AND PLATTED HEREIN, CONSISTING OF TWO (2) SHEETS, WERE MADE UNDER MY DIRECT SUPERVISION DURING THE MONTH OF JULY, 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.

CHRISTIAN M. WEGMANN
ARIZONA R.L.S. 66538
HUITT-ZOLLARS
5050 N. 40TH STREET, SUITE 100
PHOENIX, ARIZONA 85018
TEL: (602) 252-8384
DIRECT:(915) 587-4339

11/1/2022
DATE

APPROVALS

THIS MAP OF DEDICATION HAS BEEN APPROVED AS TO FORM BY:

DEVELOPMENT SERVICES DIRECTOR
CITY OF MARICOPA, ARIZONA

DATE

CITY ENGINEER
CITY OF MARICOPA, ARIZONA

DATE

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

BY: _____
MAYOR

DATE

ATTEST: _____
CITY CLERK

DATE

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT TORTOSA HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, OF THE LAND DESCRIBED HEREIN, HAS SUBDIVIDED UNDER THE NAME OF "HONEYCUTT ROAD TRACT "M-7"", A RE-PLAT OF TRACT M-7 OF THE FINAL PLAT AND MAP OF DEDICATION FOR "TORTOSA-NW", RECORDED IN FEE NO. 2004-049082, PINAL COUNTY RECORDS, SITUATED IN A PORTION OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF MARICOPA, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATED HEREON AND HEREBY PUBLISHES THIS MAP OF DEDICATION OF SAID, "HONEYCUTT ROAD TRACT "M-7"" AND HEREBY DECLARES THAT SAID MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE TRACT AND RIGHT-OF-WAY CONSTITUTING THE SAME, AND THAT SAID TRACT AND RIGHT-OF-WAY SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID MAP OF DEDICATION.

RIGHT-OF-WAY IS DEDICATED TO THE PUBLIC AS SHOWN ON THIS MAP OF DEDICATION.

IN WITNESS WHEREOF:

TORTOSA HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS MAP OF DEDICATION BY THE SIGNATURE OF THE UNDERSIGNED, AUTHORIZED REPRESENTATIVE, _____ THIS ____ DAY OF _____, 2022.

TORTOSA HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION,

BY: _____

ITS: _____

ACKNOWLEDGMENT

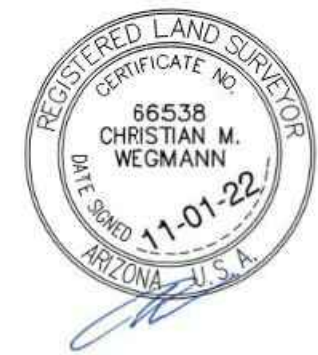
STATE OF _____ }
COUNTY OF _____ } SS

ON THIS THE ____ DAY OF _____, 2022 BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE _____, OF TORTOSA HOMEOWNERS' ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THIS PLAT FOR THE PURPOSES THEREIN CONTAINED.

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

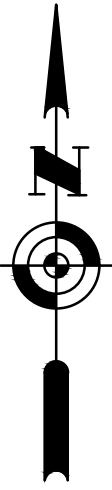
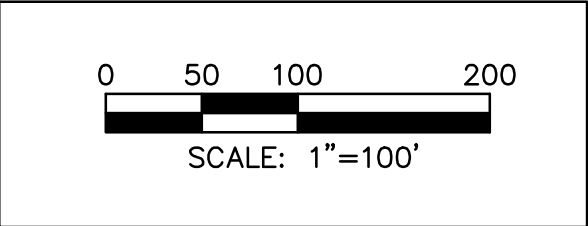
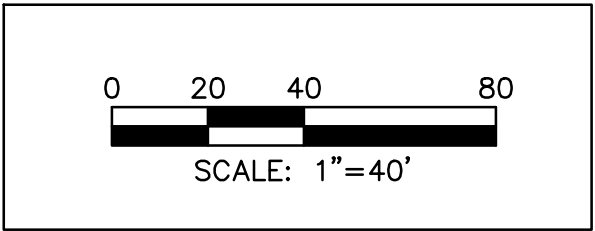
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



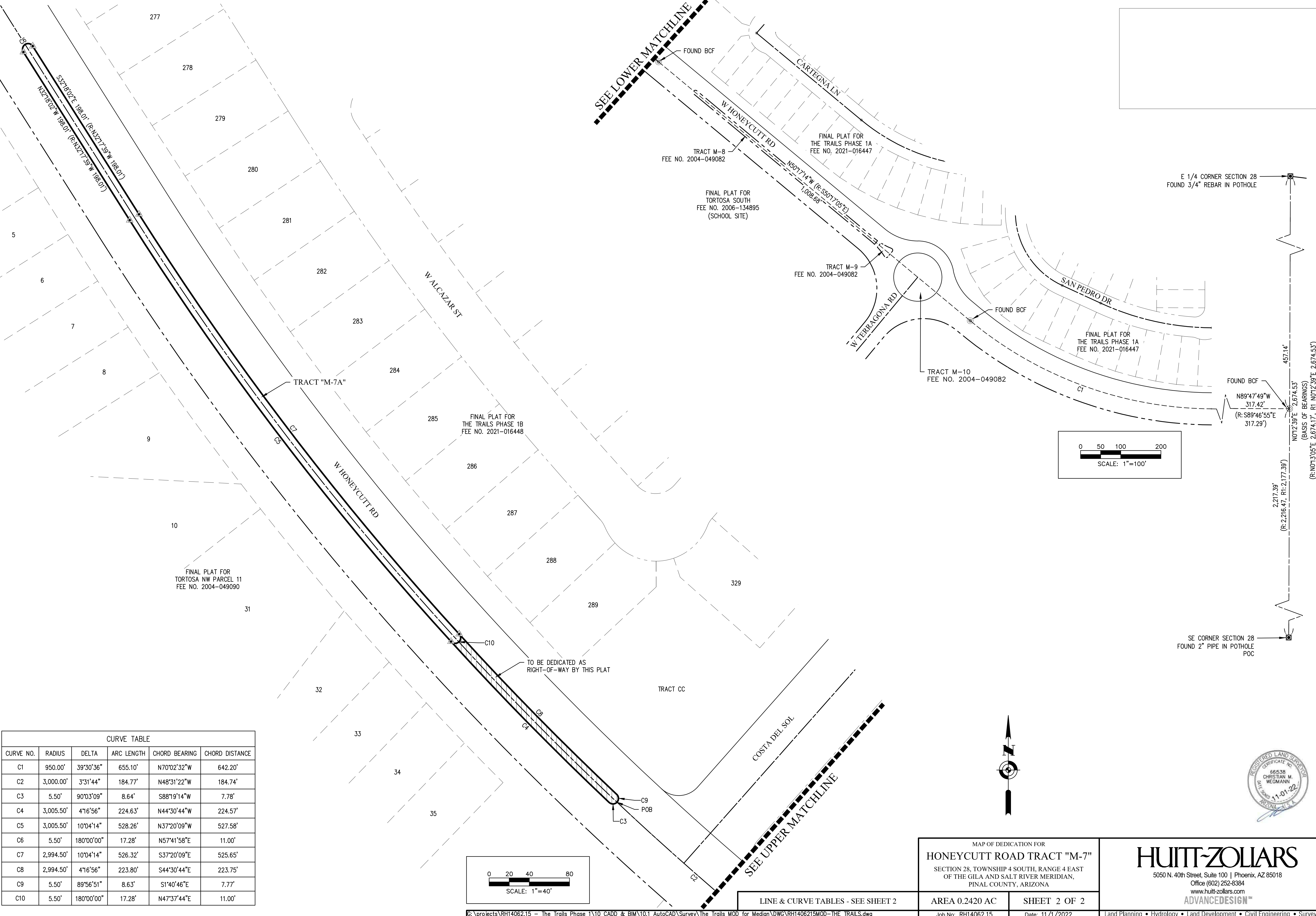
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CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	950.00'	39°30'36"	655.10'	N70°02'32"W	642.20'
C2	3,000.00'	3°31'44"	184.77'	N48°31'22"W	184.74'
C3	5.50'	90°03'09"	8.64'	S88°19'14"W	7.78'
C4	3,005.50'	4°16'56"	224.63'	N44°30'44"W	224.57'
C5	3,005.50'	10°04'14"	528.26'	N37°20'09"W	527.58'
C6	5.50'	180°00'00"	17.28'	N57°41'58"E	11.00'
C7	2,994.50'	10°04'14"	526.32'	S37°20'09"E	525.65'
C8	2,994.50'	4°16'56"	223.80'	S44°30'44"E	223.75'
C9	5.50'	89°56'51"	8.63'	S1°40'46"E	7.77'
C10	5.50'	180°00'00"	17.28'	N47°37'44"E	11.00'



SEE UPPER MATCHLINE

SEE LOWER MATCHLINE



MAP OF DEDICATION FOR
HONEYCUTT ROAD TRACT "M-7"
SECTION 28, TOWNSHIP 4 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

LINE & CURVE TABLES - SEE SHEET 2	AREA 0.2420 AC	SHEET 2 OF 2
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