

FINAL PLAT
for
"MARICOPA TOWNE PLAZA"
CITY OF MARICOPA, ARIZONA
A PART OF GROVE 5 OF THE SUBDIVISION OF 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 G. & S.R.B. & M., PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL) S.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT CYPRESS INVESTORS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY PUBLISHES THIS FINAL 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 PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS AND EASEMENTS CONSTITUTING SAME AND THAT SAID LOTS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER OR NAME GIVEN EACH RESPECTIVELY.

EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.

IN WITNESS WHEREOF:

CYPRESS INVESTORS, L.L.C., 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 _____, 20____.

CYPRESS INVESTORS, L.L.C.
AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF PINAL) S.S.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____

LIEN HOLDER RATIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST RECORDED DOCKET NO. _____, RECORDS OF PINAL COUNTY RECORDER, PINAL COUNTY, ARIZONA, HEREBY RATIFIES, AFFIRMS, AND APPROVES THIS PLAT, THE DECLARATION OF RESTRICTIONS RECORDED CONCURRENTLY HEREWITH, AND EACH AND EVERY DEDICATION CONTAINED HEREIN.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE SIGNED THEIR NAMES THIS _____ DAY OF _____, 20____.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF PINAL) S.S.

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

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: _____, 20____

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND DRIVEWAYS.
- LOT AND PARCEL MONUMENTATION TO BE SET AT COMPLETION OF STREET PAVING.
- NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE.
- ALL NEW OR REPLACED UTILITIES SHALL BE PLACED UNDERGROUND (UNLESS OTHERWISE NOTED).
- ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION.
- ALL TRENCH WORK WITHIN THE PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY, REQUIRES PERMITS AND INSPECTIONS BY THE CITY OF MARICOPA AND THE ARIZONA DEPARTMENT OF TRANSPORTATION.
- THE PROPERTY OWNER IS RESPONSIBLE FOR LANDSCAPING AND SIDEWALK REPAIR COSTS ASSOCIATED WITH THE UTILITY COMPANY NEEDING TO ACCESS THEIR LINES FOR REPAIR OR REPLACEMENT WORK.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF. NO TREES ARE ALLOWED.
- 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 EASEMENT.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND, OR LANDSCAPING (MATURE) ETC. OR COMBINATION EXCEEDING 24 INCHES IN HEIGHT (MEASURED FROM ADJACENT TOP OF CURB OR SIDEWALK) IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- A CROSS ACCESS EASEMENT OVER AND ACROSS ALL PORTIONS OF THE LOTS UPON WHICH NO BUILDINGS OR OTHER STRUCTURES ARE CONSTRUCTED FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, INCLUDING EMERGENCY AND SERVICE VEHICLES IS GRANTED PER THE C.C. & R. DOCUMENTS.
- PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR GENERAL MAINTENANCE AND UPKEEP OF THE PROPERTY. REPLACE, REPLANT DEAD TREES, PLANTS AND SHRUBS WITHIN 80 DAY OF CITY NOTICE.
- PROPERTY IS SUBJECT TO DECLARATIONS SET FORTH IN THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS PER MARICOPA TOWNE PLAZA.

GROSS AREA (OF SUBDIVISION BOUNDARY)

281,413 SQ. FT. EQUAL TO 6.001 ACRES MORE OR LESS

NET AREA (AFTER A.D.O.T. R.O.W. DEDICATION)

254,838 SQ. FT. EQUAL TO 5.850 ACRES MORE OR LESS

A.D.O.T. R.O.W. DEDICATION AREA

6,575 SQ. FT. EQUAL TO 0.151 ACRES MORE OR LESS

LOT AREAS

LOT 1: 72,479 SQ. FT. EQUAL TO 1.664 ACRES MORE OR LESS
LOT 2: 37,243 SQ. FT. EQUAL TO 0.855 ACRES MORE OR LESS
LOT 3: 54,568 SQ. FT. EQUAL TO 1.253 ACRES MORE OR LESS
LOT 4: 90,548 SQ. FT. EQUAL TO 2.079 ACRES MORE OR LESS

P.U.E. & P.A.E. AREA

7,529 SQ. FT. EQUAL TO 0.173 ACRES MORE OR LESS

DEVELOPER/OWNER OF RECORD

CYPRESS INVESTORS, L.L.C.
LARRY MILLER
16009 N. 81ST STREET, #200
SCOTTSDALE, AZ 85260-1843
PHONE: (480) 945-9292 x 320

UTILITY SERVICES

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

BENCHMARK

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 ('88 N.A.V.D.)

SITE BENCHMARK

JOHN WAYNE PARKWAY AND HATHAWAY AVENUE
FOUND A.D.O.T. HIGHWAY DIVISION BRASS CAP IN HANDHOLE;
ELEV. = 1169.41 ('88 N.A.V.D.)

FLOOD ZONE INFORMATION

FEMA FLOOD ZONE 'X' PER MAP 04021C0745E, DATED DECEMBER 4, 2007

BASIS OF BEARINGS

N00°00'00"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST, AS RECORDED IN BOOK 15 OF MAPS, PAGE 05, P.C.R.

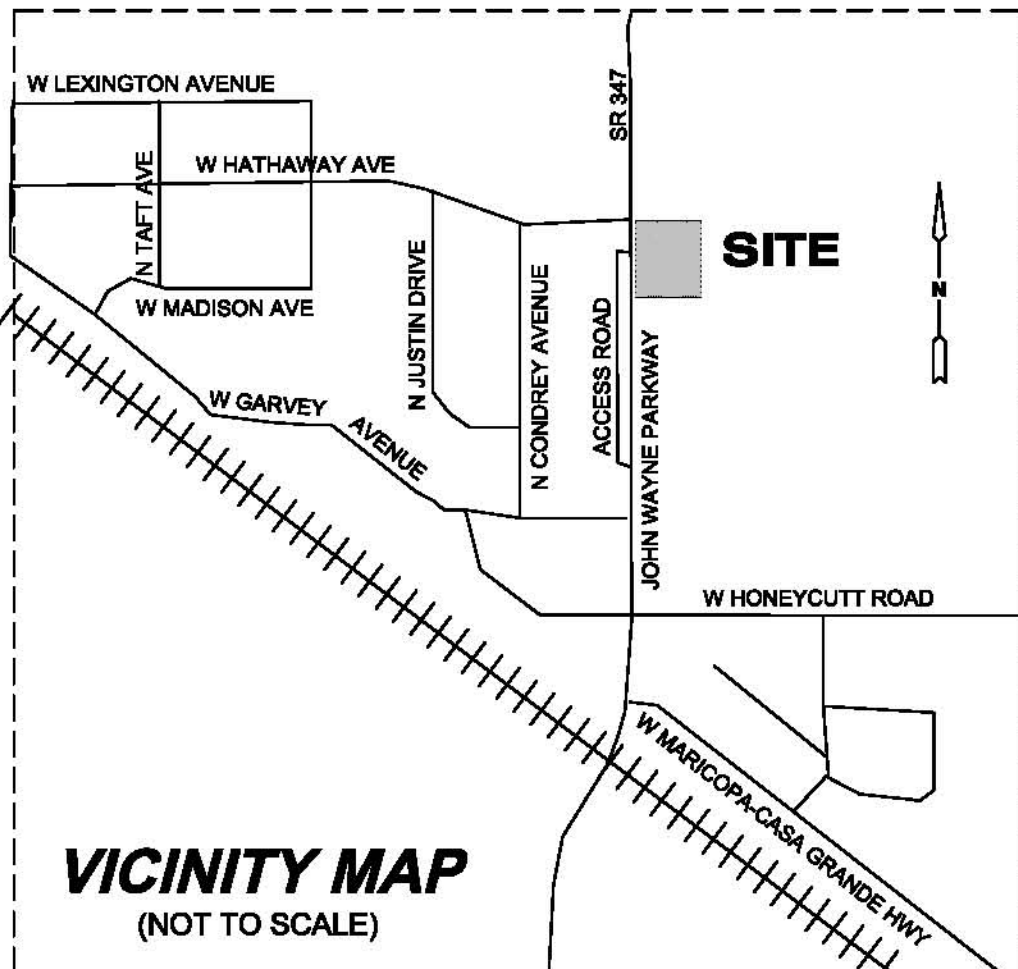
ZONING:

CB-2 COMMERCIAL/BUSINESS

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.

STEPHEN J. SHEARROW, R.L.S. # 40937
STARLINK SURVEYING, INC.
7836 W. ADOBE DRIVE
GLENDALE, AZ 85308



LEGEND

	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	P.C.R. PINAL COUNTY RECORDER
	A.D.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION
	P.A.E. PEDESTRIAN ACCESS EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT
	V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
	R.O.W. RIGHT-OF-WAY
	SET 1/2" REBAR W/ CAP LS #40937
	FOUND 1/2" REBAR (AS NOTED)
	MONUMENT (AS NOTED)
	FOUND A.D.O.T. BRASS CAP IN HANDHOLE
	FOUND 3" ALUMINUM CAP LS #15573

CERTIFICATIONS AND APPROVALS

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

DEVELOPMENT SERVICES DIRECTOR DATE
CITY OF MARICOPA, ARIZONA

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH.

CITY ENGINEER DATE
CITY OF MARICOPA, ARIZONA

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

BY: _____ DATE
MAYOR

ATTEST: _____ DATE
CITY CLERK

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AS RECORDED IN BOOK 15 OF MAPS, PAGE 5, P.C.R., PINAL COUNTY, ARIZONA

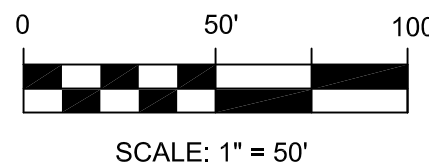
FIELD: SJS	SCALE	JOB NO.	DATE	SHEET
DRAWN: CMS	1"= 50'	10021B	12/13/11	1 OF 2
CHECKED: SJS				

Starlink
Surveying, Inc.

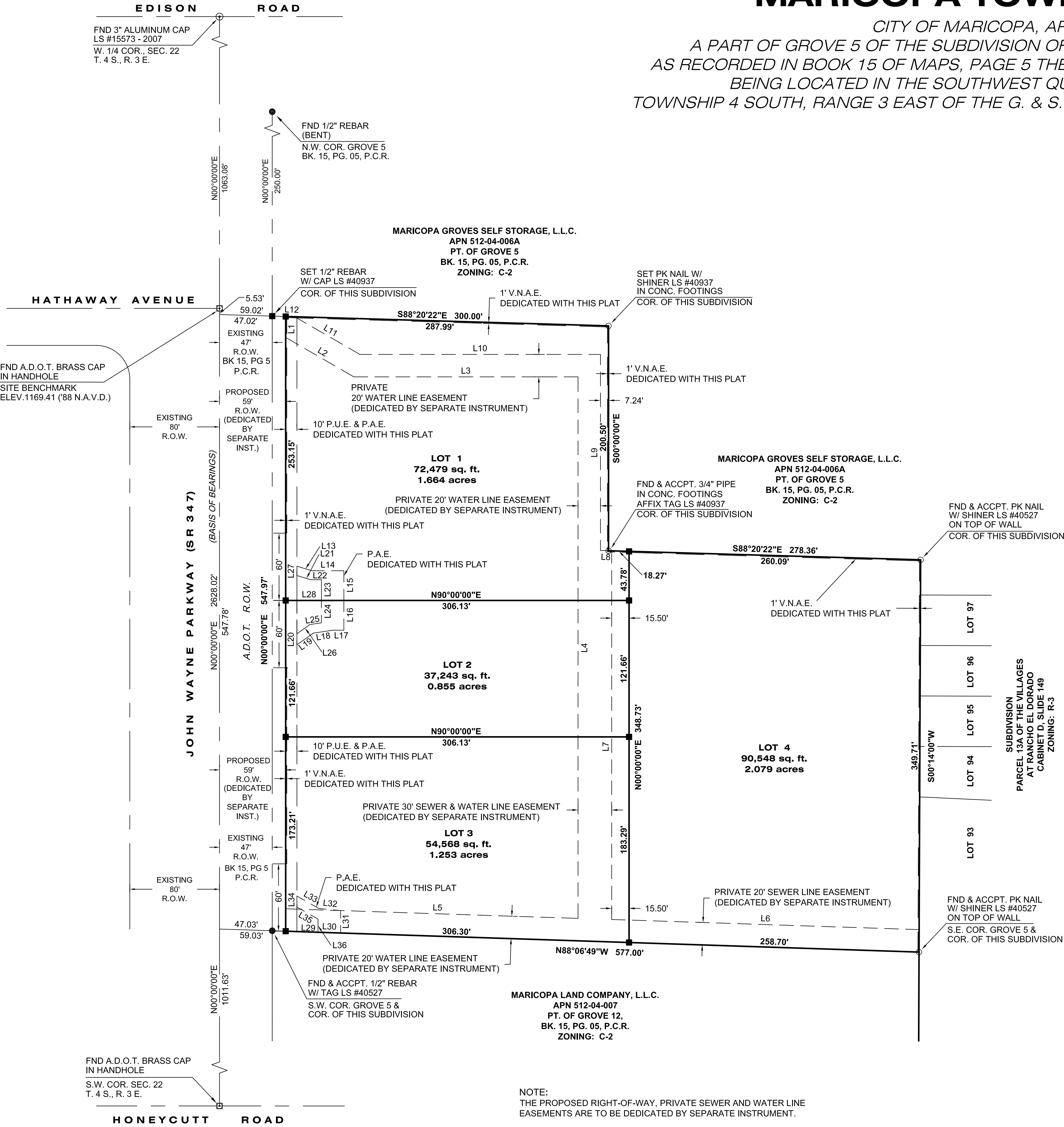
7836 W. Adobe Drive
Glendale, AZ 85308
Ph. 623-322-1116 Fax 623-322-4637

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LINE TABLE		
LINE	LENGTH	BEARING
L1	18.71	S00°00'00"W
L2	70.19	S60°00'00"E
L3	199.84	N90°00'00"E
L4	482.79	S00°00'00"W
L5	260.76	N88°06'49"W
L6	274.29	N88°06'49"W
L7	328.65	N00°00'00"E
L8	10.00	N88°20'22"W
L9	174.83	N00°00'00"E
L10	214.49	S90°00'00"W
L11	67.14	N60°00'00"W
L12	8.00	N88°20'22"W
L13	14.03	S73°11'55"E
L14	28.43	N90°00'00"E
L15	26.50	S00°00'00"W
L16	26.50	S00°00'00"W
L17	9.86	S90°00'00"W
L18	17.61	S81°23'28"W
L19	17.92	S54°31'26"W
L20	9.82	N00°00'00"E
L21	12.79	S73°11'55"E
L22	9.61	N90°00'00"E
L23	18.50	S00°00'00"W
L24	19.94	S00°00'00"W
L25	10.47	S81°23'28"W
L26	14.13	S54°31'26"W
L27	8.36	N00°00'00"E
L28	21.86	N90°00'00"E
L29	18.84	S88°06'49"E
L30	20.18	S88°06'49"E
L31	19.98	N00°00'00"E
L32	19.58	N84°29'22"W
L33	22.48	N60°14'10"W
L34	9.85	S00°00'00"W
L35	21.69	S60°14'10"E
L36	11.74	S00°00'00"W



LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- P.C.R. PINAL COUNTY RECORDER
- A.D.O.T. ARIZONA DEPARTMENT OF TRANSPORTATION
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
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FIELD: SJS	SCALE: 1"= 50'	JOB NO. 10021B	DATE 12/13/11	SHEET 2 OF 2
DRAWN: CMS				
CHECKED: SJS				

Starlink
Surveying, Inc.

7836 W. Adobe Drive
Glendale, AZ 85308
Ph. 623-322-1116 Fax 623-322-4637

NOTE:
THE PROPOSED RIGHT-OF-WAY, PRIVATE SEWER AND WATER LINE
EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT.