

FINAL PLAT
EDISON POINTE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA }
COUNTY OF PINAL } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT VP EDISON 15, LLC, AS OWNER HAS SUBDIVIDED UNDER THE NAME OF "EDISON POINTE", LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. EASEMENTS ARE DEDICATED AS SHOWN ON THE PLAT.

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

IN WITNESS WHEREOF, _____ AS OWNER, HAS HEREUNTO CAUSED IT'S NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER

AUTHORIZED THIS _____ DAY OF _____, 20____

FOR: VP EDISON 15, LLC

BY: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF VP EDISON 15, LLC, AS OWNER, AND THAT HE/SHE AS SUCH BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

RATIFICATION

STATE OF _____ }
COUNTY OF _____ } SS

KNOW ALL MEN BY THESE PRESENTS:

THAT _____, BEING THE BENEFICIARY OF RECORD OF THAT CERTAIN DEED RECORDED ON _____ IN THAT DOCUMENT FEE NUMBER _____, OF THE OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES, CONFIRMS AND APPROVES THIS FINAL PLAT.

AUTHORIZED THIS _____ DAY OF _____, 20____.

NAME _____

BY: _____ TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF _____, AS BENEFICIARY, AND THAT HE/SHE AS SUCH BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

AREA

LOT 1 340,959 SQUARE FEET, OR 7.827 ACRES, MORE OR LESS
LOT 2 41,561 SQUARE FEET, OR 0.954 ACRES, MORE OR LESS
LOT 3 56,003 SQUARE FEET, OR 1.286 ACRES, MORE OR LESS
LOT 4 30,049 SQUARE FEET, OR 0.690 ACRES, MORE OR LESS
LOT 5 44,398 SQUARE FEET, OR 1.019 ACRES, MORE OR LESS
LOT 6 124,944 SQUARE FEET, OR 2.868 ACRES, MORE OR LESS
TRACT A 4,599 SQUARE FEET, OR 0.106 ACRES, MORE OR LESS

PARENT PARCEL LEGAL DESCRIPTION

PARCEL NO. 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SECTION 22, FROM WHICH POINT A 1/2 INCH REBAR AT THE NORTH QUARTER CORNER BEARS NORTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, 2635.61 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1317.80 FEET (R) 1317.77 FEET (M) TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 09 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 1974.96 FEET (R) 1974.90 FEET (M) TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 09 MINUTES 19 SECONDS WEST (R) SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST (M), A DISTANCE OF 670.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST (R) NORTH 89 DEGREES 58 MINUTES 35 SECONDS WEST (M) ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1134.48 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 347, AS SHOWN ON ADOT RIGHT OF WAY PROJECT RS-347-(10), AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF WHICH LIES SOUTH 76 DEGREES 59 MINUTES 32 SECONDS EAST, WITH A RADIAL DISTANCE OF 2749.79 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 347, THROUGH A CENTRAL ANGLE OF 09 DEGREES 10 MINUTES 23 SECONDS, A DISTANCE OF 440.24 FEET (R) 439.93 FEET (M);

THENCE NORTH 23 DEGREES 14 MINUTES 26 SECONDS EAST (R) NORTH 23 DEGREES 13 MINUTES 41 SECONDS EAST (M) ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 156.67 FEET;

THENCE NORTH 23 DEGREES 45 MINUTES 48 SECONDS EAST (R) NORTH 23 DEGREES 45 MINUTES 03 SECONDS EAST (M), A DISTANCE OF 118.93 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST (R) SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST (M), A DISTANCE OF 714.62 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 19 SECONDS WEST (R) SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST (M), A DISTANCE OF 12.92 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST (R) SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST (M), A DISTANCE OF 149.00 FEET;

THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST (R) NORTH 00 DEGREES 08 MINUTES 34 SECONDS EAST (M), A DISTANCE OF 12.92 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST (R) SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST (M), A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT 1/2 OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 76, PAGE 95, OFFICIAL RECORDS.

EXCEPT ANY PORTION OF THAT PROPERTY CONVEYED TO THE CITY OF MARICOPA AS SET FORTH IN FEE NUMBER 2007-130545 OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2

NON-EXCLUSIVE EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 6, 2004 AS 2004-060246 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED 2008-030536 OF OFFICIAL RECORDS, PINAL COUNTY, ARIZONA.

BASIS OF BEARING

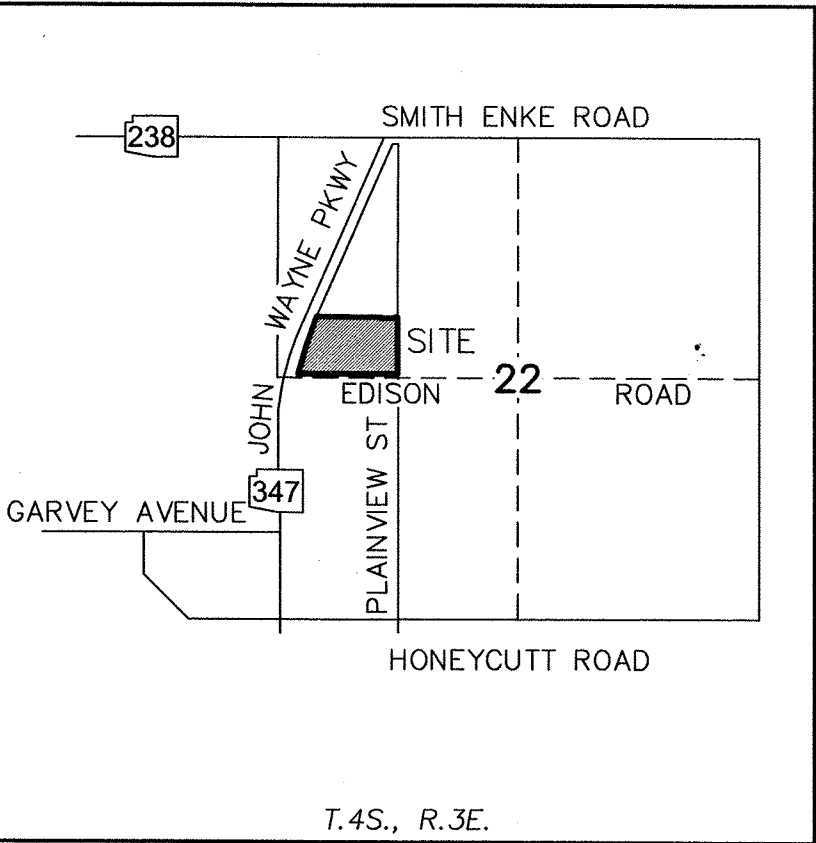
THE BASIS OF BEARING IS THE MONUMENT LINE OF SMITH-ENKE ROAD, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, USING A BEARING OF NORTH 89 DEGREES 54 MINUTES 18 SECONDS EAST.

NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES 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) ETC...OR COMBINATION EXCEEDING 24" IN HEIGHT (MEASURED FROM ADJACENT TOP OF CURB OR SIDEWALK) IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- ALL LOT MONUMENTATION IS FOUND OR SET AS SHOWN ON THE PLAT.
- ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENTS DEDICATED FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, NO TREES ARE ALLOWED.
- THIS FINAL PLAT IS WITHIN THE SERVICE AREA OF SANTA CRUZ WATER COMPANY, A PART OF GLOBAL WATER RESOURCES, AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576.
- NO AREA WITHIN THIS SITE IS ABOVE THE 15% SLOPE.
- INDIVIDUAL PROPERTY OWNERS AND/OR MANAGEMENT ASSOCIATION SHALL BE CREATED FOR THIS PROJECT AND SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS, INCLUDING WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS OR THE ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY OF MARICOPA.
- THE FINAL PLAT SHALL BE SUBJECT THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED IN 2004-060246 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED 2008-030536 OF OFFICIAL RECORDS AND SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED 2015-045786 OF OFFICIAL RECORDS
- TRACT A SHALL BE NOTED AS "NONBUILDABLE AREA".
- THE FINAL PLAT SHALL BE SUBJECT TO THE RIGHT TO ENTER UPON SAID LAND AND REMOVE 1/2 OF ALL MINERAL RIGHTS AS RESERVED IN DEED RECORDED AS DOCKET 76, PAGE 95.
- THE FINAL PLAT SHALL BE SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED AUGUST 06, 2004 AS 2004-060247 OF OFFICIAL RECORDS.
- THE FINAL PLAT SHALL BE SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANTS AND YARD AGREEMENT" RECORDED APRIL 11, 2005 AS 2005-039008 OF OFFICIAL RECORDS.
- THE FINAL PLAT SHALL BE SUBJECT TO AN EASEMENT FOR TELEGRAPH LINES, POLES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 38 OF DEEDS, PAGE 499.
- THE FINAL PLAT SHALL BE SUBJECT TO ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED OCTOBER 24, 2012 AS 2012-91860 OF OFFICIAL RECORDS.
- IMPROVEMENTS ON AND OFF-SITE SHALL ADHERE TO THE COUNCIL APPROVED PHASING PLAN ON FILE WITH CITY OF MARICOPA, CASE #SUB17-05.
- EACH LOT WITH FRONTAGE ON STATE ROUTE 347 (LOTS 1, 2, 3 AND 5) SHALL EXECUTE AN AGREEMENT WITH ADOT FOR ACCESS AND MAINTENANCE OF THE ADOT DRAINAGE CHANNEL ADJACENT TO SAID LOT AND PROVIDE THE CITY OF MARICOPA WITH A COPY OF THE AGREEMENT, ONCE EXECUTED.

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 No: _____
Date: _____
Request of: _____
Witness my hand and official seal.
Virginia Ross, Pinal County Recorder
By: _____ Deputy



T.4S., R.3E.
VICINITY MAP
N.T.S.

OWNER LOT 1

VP EDISON 15, LLC
2502 E. CAMELBACK ROAD, SUITE #214
PHOENIX, AZ 85016
CONTACT: MARK ORTMAN
PH: 602-459-8992

SURVEYOR

SURVEY INNOVATION GROUP, INC.
7301 E. EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PHONE: 480-922-0780
FAX: 480-922-0781

APPROVALS

CITY OF COUNCIL APPROVAL:
APPROVAL BY THE CITY COUNCIL OF MARICOPA, ARIZONA, THIS ____ DAY OF _____, 20____

BY: _____ ATTEST: _____
MAYOR CITY CLERK

CITY DEPARTMENTS APPROVALS:
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE DEVELOPMENT SERVICES DIRECTOR.

BY: _____ DATE: _____
CITY ENGINEER

BY: _____ DATE: _____
DEVELOPMENT SERVICES DIRECTOR

ASSURED WATER SUPPLY

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 86-402005.0001, FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

SANITARY SEWER

GLOBAL WATER - SANTA CRUZ WATER COMPANY HAS AGREED TO SERVICE THIS SUBDIVISION, AND HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY: _____

TITLE: _____

COVENANTS, CONDITIONS & RESTRICTIONS

COVENTANTS, CODES AND RESTRICTIONS FOR EDISON POINTE, MARICOPA, ARIZONA ARE RECORDED IN DOCUMENT NO. _____, PINAL COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER BY DIRECT SUPERVISION DURING THE MONTH OF JUNE 2017; THAT THE SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JASON SEGNERI NO. 35833 DATE 8/28/17
SURVEY INNOVATION GROUP, INC.
7301 E. EVANS ROAD
SCOTTSDALE, ARIZONA 85260



SURVEY INNOVATION GROUP, INC <i>Land Surveying Services</i>	7301 EAST EVANS ROAD SCOTTSDALE, AZ 85260 PHONE (480) 922-0780 FAX (480) 922-0781	SIG
FINAL PLAT EDISON POINTE MARICOPA, ARIZONA		DWG: 14-080_PLAT DRAWN BY: RMH CHECK BY: JAS DATE: 5/22/2017 SHEET: 1 OF 2

FINAL PLAT EDISON POINTE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE
3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

STATE OF ARIZONA }
COUNTY OF PINAL }
I hereby certify that the within instrument is
filed in the official records of this County in
Fee No: _____
Date: _____
Request of: _____
Witness my hand and official seal.
Virginia Ross, Pinal County Recorder
By: _____ Deputy

SMITH - ENKE ROAD

(BASIS OF BEARING)
N89°54'18"E(R,1&M) 2635.61'(R&M) 2635.56'(R1)
1317.80'(R&C) 1317.78'(R1)

LOT 6
CABINET E, SLIDE 150 P.C.R.
NOT A PART

S89°50'08"E 714.95'(M)
S89°50'41"E 714.62'(R)
S89°50'39"E 715.01'(R1)

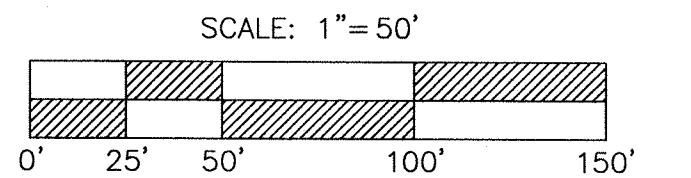
S89°50'08"E 30.10'(C)
S89°50'41"E 30.00'(R)
S89°50'39"E 30.00'(R1)

FOUND PK NAIL
RLS#31020
N0°09'19"E 12.92'(M)
N0°09'19"E 12.92'(R)
N0°09'21"E 12.92'(R1)

FOUND PK NAIL
RLS#31020
0.91'N, 0.43'W
POINT OF BEGINNING

1317.80'(C)
1317.78'(R1)

FOUND 1/2" REBAR
N. 1/4 COR. SEC. 22,
T.4S., R.3E., G.S.R.B.&M.



LEGEND

- FOUND BRASS CAP IN HANDHOLE
- FOUND 1/2" REBAR AS NOTED
- FOUND CONCRETE NAIL AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR LS TAG 35833
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- BOUNDARY LINE
- CENTER LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- (R) RECORD DATA PER THE
LEGAL DESCRIPTION IN THE
TITLE COMMITMENT
- (R1) RECORD DATA PER FEE NO.
2012-091860

STATE ROUTE 347
JOHN WAYNE PARKWAY

A.D.O.T.
CONSTRUCTION
CENTERLINE
A.D.O.T. R/W MAP
347 PN 000 H22778 02R
RS-347-(10)

(C)
L=440.38'
R=2749.79'
D=910.32'
L=440.24'
R=2749.79'
D=910.23'
L=275.81'
R=2749.79'
D=544.49'

LOT 5

LOT 3

LOT 4

LOT 6

LOT 1

THE VILLAGE AT RANCHO EL DORADO
CABINET E, SLIDE 193 P.C.R.
NOT A PART

1" V.N.A.E.
CABINET D,
SLIDE 193
P.C.R.

8' PUBLIC UTILITY
EASEMENT
DEDICATED HEREON

WEST EDISON ROAD
N89°58'47"W 1134.73'(C) N89°58'45"W 1134.48'(R) N89°58'46"W 1134.56'(R1)
N89°58'47"W 1554.85'(M) N89°58'46"W 1554.87'(R1)

40' R/W
FEE NUMBER 2007-130545 P.C.R.

FOUND 1/2" REBAR
RLS#31020
BRASS CAP FLUSH
N89°58'47"W 1093.21'(C)
N89°58'46"W 1093.18'(R1)

CENTER OF SEC. 22,
T.4S., R.3E., G.S.R.B.&M.
CALCULATED LOCATION
NOTHING FOUND OR SET



SURVEY INNOVATION GROUP, INC
Land Surveying Services
7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781



FINAL PLAT
EDISON POINTE
MARICOPA, ARIZONA

DWG: 14-080 PLAT
DRAWN BY: RMH
CHECK BY: JAS
DATE: 5/22/2017
SHEET: 2 OF 2