



# GLOBAL WATER-SANTA CRUZ WATER COMPANY

## REPLAT OF

LOTS 102-103, OF RANCHO MIRAGE ESTATES PARCEL 6

PER CABINET F, SLIDE 118, P.C.R.

A PORTION OF RANCHO MIRAGE ESTATES PHASE I

PER CABINET F, SLIDE 92, P.C.R.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

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 CABINET _____ SLIDE _____ DATE: _____ REQUEST OF: _____ WITNESS MY HAND AND OFFICIAL SEAL VIRGINIA ROSS, PINAL COUNTY RECORDER BY: _____ DEPUTY

### SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A SPECIAL REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER NCS-810523-PHX1, DATED JULY 19TH, 2017 AT 7:30 A.M.

2. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF GLOBAL WATER SANTA CRUZ WATER COMPANY, LLC, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S X 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY LETTER OF COMMITMENT.

3. NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT-VISIBILITY EASEMENTS.

4. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.

5. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE RANCHO MIRAGE ESTATES HOMEOWNER'S ASSOCIATION.

6. ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.

7. ALL TRENCH WORK WITHIN PUBLIC UTILITY EASEMENTS ADJACENT TO PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY THE CITY OF MARICOPA.

8. ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO AN ANNUAL ASSESSMENT FOR STREET LIGHTS THROUGH THE RANCHO MIRAGE ESTATES HOMEOWNER'S ASSOCIATION.

9. PURSUANT TO A LETTER DATED SEPTEMBER 1, 2017 TO THE CITY OF MARICOPA, RM LOTS, LLP ACKNOWLEDGES THAT OWNER, AS DEFINED IN DEVELOPMENT AGREEMENT AND LOT SALE PROHIBITION AMONG THE CITY OF MARICOPA AND OWNER, RECORDED MAY 4, 2009 AT FEE NO. 2009-044384 (THE "AGREEMENT"), HAS AGREED TO DEVELOP THE NECESSARY AND REQUIRED INFRASTRUCTURE IMPROVEMENTS UNDER THE TERMS OF THE AGREEMENT AT SUCH TIME AS OWNER, OR ANY SUCCESSOR OWNER, DESIRES TO RESTART THE DEVELOPMENT OF THE PARCEL.

### APPROVALS:

CITY COUNCIL APPROVAL:  
APPROVED BY THE CITY COUNCIL OF MARICOPA, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

### APPROVALS:

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 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.



LANCE C. DICKSON RLS #46643  
ARIZONA SURVEYING AND MAPPING  
2411 W. NORTHERN AVENUE  
PHOENIX, ARIZONA 85021

EXPIRES 06/30/2019

### CONVEYANCE AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT RON L. FLEMING, AS MANAGER, HAVE RE-SUBDIVIDED UNDER THE NAME OF REPLAT OF LOTS 102 AND 103, OF RANCHO MIRAGE ESTATES PARCEL 6, IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID REPLAT OF LOTS 102 AND 103, OF RANCHO MIRAGE ESTATES PARCEL 6, AND HEREBY DECLARES THAT SAID REPLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT, AS MANAGING MEMBER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY GRANTS TO THE PUBLIC THE PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT IF ANY. IN WITNESS RON L. FLEMING, AS MANAGER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF RON L. FLEMING, MANAGER, GLOBAL WATER-SANTA CRUZ WATER COMPANY, LLC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RON L. FLEMING, MANAGER,  
GLOBAL WATER-SANTA CRUZ WATER COMPANY, LLC.

### NOTARY ACKNOWLEDGMENT:

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BEFORE ME THE UNDERSIGNED MANAGER, GLOBAL WATER, SANTA CRUZ WATER COMPANY, LLC PERSONALLY APPEARED RON L. FLEMING WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

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

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

### ASSURED WATER SUPPLY:

THE ARIZONA DEPARTMENT OF WATER RESOURCES HAS GRANTED A CERTIFICATE OF ASSURED WATER SUPPLY, DWR FILE NO. 86-402008.001 FOR THE SUBDIVISION IN ACCORDANCE WITH SECTION 45-576 OF THE ARIZONA REVISED STATUTES (ARS).

### SANITARY SEWER:

THE \_\_\_\_\_ HAS/HAS NOT AGREED TO SERVE THIS SUBDIVISION, AND HAS/HAS NOT AGREED TO ALLOW THE SUBDIVISION TO USE AN ALTERNATIVE SEWAGE DISPOSAL METHOD.

BY: \_\_\_\_\_  
(TITLE)

### BASIS OF BEARING:

N27°16'04"E ALONG THE MONUMENT LINE OF ANTHONY BLVD AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES. ALSO SHOWN ON THE FINAL PLAT FOR RANCHO ESTATES PHASE 1 (R1)

### REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

- (R1) RANCHO ESTATES PHASE 1  
RECORDED IN CABINET F, SLIDE 092, PCR
- (R2) RANCHO MIRAGE ESTATES PARCEL 6  
RECORDED IN CABINET F, SLIDE 118, PCR

### DEVELOPER & RECORD OWNER:

APN# 502-55-644 - LOT 102  
GLOBAL WATER-SANTA CRUZ WATER COMPANY LLC  
MAILING ADDRESS:  
21410 N. 19TH AVE, SUITE 220  
PHOENIX, AZ. 85027

APN# 502-55-645 - LOT 103  
GLOBAL WATER-SANTA CRUZ WATER COMPANY LLC  
MAILING ADDRESS:  
21410 N. 19TH AVE, SUITE 220  
PHOENIX, AZ. 85027

### PARENT LEGAL DESCRIPTION:

LOT 102 AND 103 OF RANCHO MIRAGE ESTATES PARCEL 6, ACCORDING TO THE RECORDS OF COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 118 AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-068717 OF OFFICIAL RECORDS.

### WS2 LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND CITY OF MARICOPA COUNTY BRASS CAP FLUSH AT THE POINT OF CURVATURE OF THE MONUMENT LINE OF ANTHONY BOULEVARD AS DESCRIBED IN RANCHO ESTATES PHASE 1 RECORDED IN CABINET F, SLIDE 092, PINAL COUNTY RECORDS FROM WHICH A FOUND CITY OF MARICOPA BRASS CAP FLUSH AT THE INTERSECTION OF ANTHONY BOULEVARD AND RANCHO MIRAGE BOULEVARD AS DESCRIBED IN SAID RANCHO ESTATES PHASE 1 BEARS NORTH 27 DEGREES 16 MINUTES 04 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 827.15 FEET (MEASURED) (827.16 FEET RECORD);

THENCE NORTH 27 DEGREES 16 MINUTES 04 SECONDS EAST ALONG SAID MONUMENT LINE, A DISTANCE OF 519.15 FEET;

THENCE LEAVING SAID LINE NORTH 62 DEGREES 43 MINUTES 56 SECONDS WEST, A DISTANCE OF 69.31 FEET TO THE SOUTHEAST CORNER OF LOT 102, RANCHO MIRAGE ESTATES PARCEL 6 RECORDED IN CABINET F, SLIDE 118, PINAL COUNTY RECORDS AND TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 57 MINUTES 06 SECONDS WEST (MEASURED) (SOUTH 89 DEGREES 56 MINUTES 42 SECONDS WEST RECORD) ALONG THE SOUTH LINE OF SAID LOT 102, A DISTANCE OF 115.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 102;

THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS WEST (MEASURED) (NORTH 00 DEGREES 03 MINUTES 18 SECONDS WEST RECORD) ALONG THE WEST LINE OF SAID LOT 102 AND LOT 103, A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 103;

THENCE NORTH 89 DEGREES 57 MINUTES 06 SECONDS EAST (MEASURED) (NORTH 89 DEGREES 56 MINUTES 42 SECONDS EAST RECORD) ALONG THE NORTH LINE OF SAID LOT 103, A DISTANCE OF 115.00 FEET TO THE NORTHEAST THEREOF;

THENCE SOUTH 00 DEGREES 02 MINUTES 54 SECONDS EAST (MEASURED) (SOUTH 00 DEGREES 03 MINUTES 18 SECONDS EAST RECORD) ALONG THE EAST LINE OF SAID LOTS 103 AND 102, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 102 AND TO THE TRUE POINT OF BEGINNING.

### GROSS LAND AREAS:

WS2 - ±10,350 SQUARE FEET OR ±0.24 ACRES

#### REVISIONS


REPLAT OF LOTS 102-103, OF  
RANCHO MIRAGE ESTATES PARCEL 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

Arizona Surveying and Mapping

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INFO@ASAMI.COM



FIELDWORK BY : BWN  
DRAWN BY : REW  
CHECKED BY : LCD  
JOB # P17-262  
DATE : 10/02/17

SHEET NO.

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1 OF 2