

A RE-PLAT OF
MARICOPA TOWNE PLAZA
AS RECORDED IN FEE NUMBER 2012-030050, PINAL COUNTY RECORDS, CITY OF MARICOPA, ARIZONA
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 3 EAST,
OF THE GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA } SS
COUNTY OF PINAL

KNOW ALL MEN BY THESE PRESENTS:
THAT CYPRESS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER,
HEREBY PUBLISHES THIS RE-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 RE-PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS AND
EASEMENT CONSTITUTING SAME AND THAT SAID LOTS AND EASEMENTS SHALL BE KNOWN
BY THE NUMBER OF NAME GIVEN EACH RESPECTIVELY.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF
CURB SHALL BE THE RESPONSIBILITY OF THE MARICOPA TOWNE PLAZA PROPERTY OWNERS
ASSOCIATION.

IN WITNESS WHEREOF:

CYPRESS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS
HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND HAS EXECUTED THIS RE-PLAT BY THE
SIGNATURE OF THE UNDERSIGNED, DULY AUTHORIZED, THIS ____ DAY OF _____,
20 ____.

CYPRESS INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

BY: _____

NAME: _____

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL

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

NOTARY PUBLIC _____ EXPIRES _____

MY COMMISSION EXPIRES:
_____, 20 ____.

RATIFICATION

THE RADIGAN COMPANY, A WASHINGTON CORPORATION, AS BENEFICIARY UNDER THAT
DEED OF TRUST RECORDED NOVEMBER 13, 2018, AS INSTRUMENT NO. 2018-085114,
OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, HEREBY RATIFIES AND CONSENTS TO ALL
OF THE TERMS AND PROVISIONS OF THE FOREGOING DECLARATION OF RECIPROCAL
EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR MARICOPA TOWNE PLAZA.

DATED THIS ____ DAY OF _____, 20 ____.

THE RADIGAN COMPANY, A WASHINGTON CORPORATION.

BY: _____
MICHAEL T. FLYNN

ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF PINAL

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

NOTARY PUBLIC _____ EXPIRES _____

MY COMMISSION EXPIRES:
_____, 20 ____.

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES
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) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY
EASEMENT.
- ALL COMMON AREAS, AS DEFINED IN THE DECLARATION, SHALL BE IMPROVED IN
ACCORDANCE WITH PLANS APPROVED BY THE CITY OF MARICOPA AND SHALL BE
MAINTAINED BY THE MARICOPA TOWNE PLAZA PROPERTY OWNERS ASSOCIATION. THE
DECLARATION SHALL BE INCLUDED WITHIN THE SCOPE OF DEEDS TRANSFERING
OWNERSHIP OF LOTS IN THIS SUBDIVISION.

UTILITY SERVICES

WATER SEWER MARICOPA DOMESTIC WATER IMPROVEMENT DISTRICT
GLOBAL WATER RESOURCES, LLC.
PALO VERDE UTILITY COMPANY, LLC.
FIRE CITY OF MARICOPA FIRE DEPARTMENT
ELECTRIC ELECTRIC DISTRICT #3
TELEPHONE MARICOPA BROADBAND
QUEST COMMUNICATIONS
GAS SOUTHWEST GAS
REFUSE WASTE MANAGEMENT
POLICE CITY OF MARICOPA POLICE DEPARTMENT
SCHOOL MARICOPA UNIFIED SCHOOL DISTRICT #20

BENCHMARK

ADOT BRASS CAP IN HANDHOLE AT INTERSECTION OF JOHN WAYNE PARKWAY AND
HATHAWAY AVENUE. ELEVATION = 1169.41 (NAVD 88)

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 (NAVD 88)

DECLARATION & PROPERTY OWNERS ASSOATION

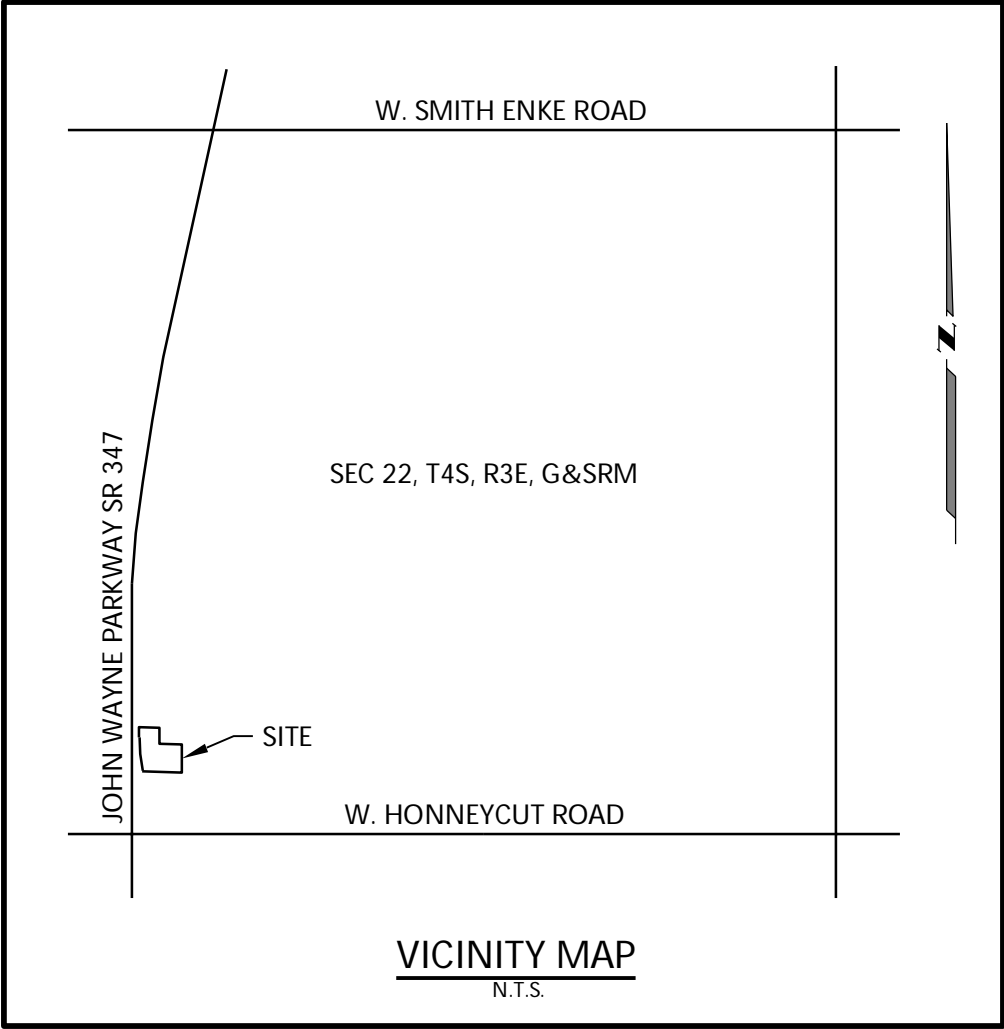
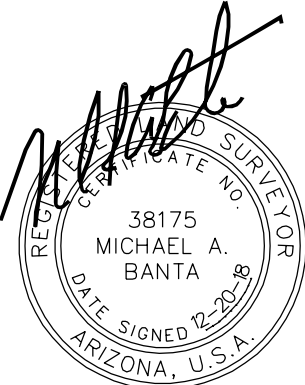
A DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR MARICOPA TOWNE PLAZA (THE "DECLARATION") WILL BE RECORDED
PRIOR TO THE RECDORDATION OF THE RE-PLAT OF THE SUBJECT PROPERTY. SAID
DECLARATION SHALL DEFINE ALL "COMMON AREAS" WITHIN MARICOPA TOWNE PLAZA
(THE "PROJECT") AND 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 OTHERS, 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 THE
MARICOPA TOWNE PLAZA PROPERTY OWNERS ASSOCIATION WILL BE FORMED, WHICH
SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, INCLUDING
ACCESS DRIVEWAYS, ON-SITE SANITARY SEWER COLLECTION SYSTEM, DRIVEWAY AND
PARKING LOT LIGHTING, LANDSCAPING AND DRAINAGE FACILITIES.

DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MARICOPA TOWNE PLAZA WERE RECORDED ON _____, 20 ____ IN
FEE NUMBER _____ IN THE OFFICIAL RECORDS OF THE COUNTY
RECORDER OF PINAL COUNTY, ARIZONA.

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.

REGISTERED LAND SURVEYOR _____ DATE _____



OWNER

MATRIX EQUITIES, LLC, AS MANAGER OF CYPRESS INVESTORS, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY
10446 N. 74TH ST.
SCOTTSDALE, AZ 85258
CONTACT: RONALD SMITH
TELE: 480-947-9292
EMAIL: RON@MATRIX-EQUITIES.COM

SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL A. BANTA
EMAIL: MICHAEL.BANTA@WESTWOODPS.COM

SHEET INDEX

FP01 COVER SHEET, DEDICATION, TABLES & NOTES
FP02 FINAL PLAT, LEGEND
FP03 WATER EASEMENT DETAIL
FP04 SEWER EASEMENT DETAIL

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 4S., R. 3E., G.&S.R.M. WHICH
BEARS NORTH 00 DEGRESS 00 MINUTES 00 SECONDS EAST, AS SHOWN ON THE FINAL PLAT
OF "MARICOPA TOWNE PLAZA" RECORDED IN FEE NO. 2012-030050, PINAL COUNTY
RECORDS.

SITE AREA

LOT 1: 31,789 SQ.FT. OR 0.7298 ACRES MORE OR LESS
LOT 2: 33,497 SQ.FT. OR 0.7690 ACRES MORE OR LESS
LOT 3: 32,900 SQ.FT. OR 0.7553 ACRES MORE OR LESS
LOT 4: 45,420 SQ.FT. OR 1.0427 ACRES MORE OR LESS
LOT 5: 90,547 SQ.FT. OR 2.0787 ACRES MORE OR LESS

APPROVALS: PLANNING AND DEVELOPMENT

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVAL: CITY OF MARICOPA

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

BY: _____ DATE _____
CITY MAYOR

ATTEST: _____ DATE _____
CITY CLERK

BY: _____ DATE _____
CITY ENGINEER

SHEET NUMBER:

1 OF 4

DATE: 12-20-2018
PROJ: 0015488

A RE-PLAT OF
MARICOPA TOWNE PLAZA

MARICOPA, ARIZONA

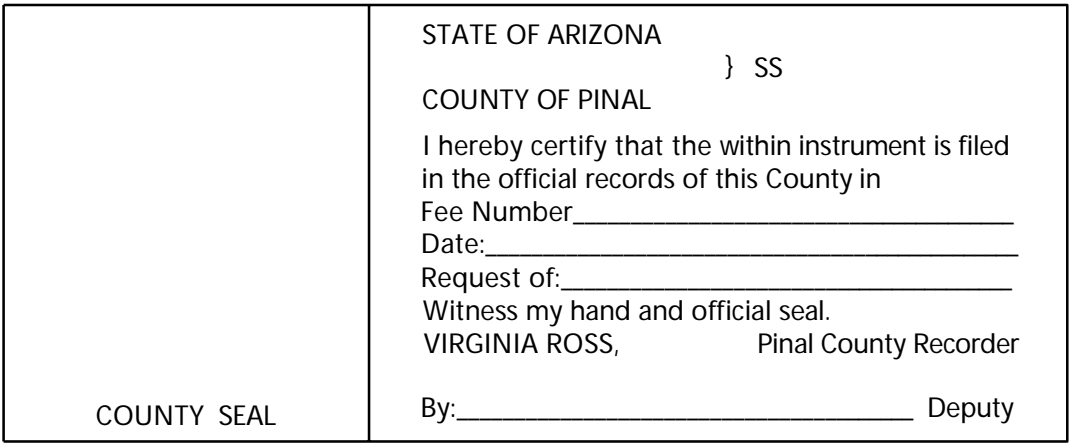
Westwood

6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone (480) 747-6558
Fax (480) 367-8025
westwoodps.com

Westwood Professional Services, Inc.

DESIGNED: _____ WPS
CHECKED: _____ NAB
DRAWN: _____ LTD
FIELD CREW: _____
FIELD WORK DATE: _____
SCALE: 1" = 30'
SCALE: 1" = N/A

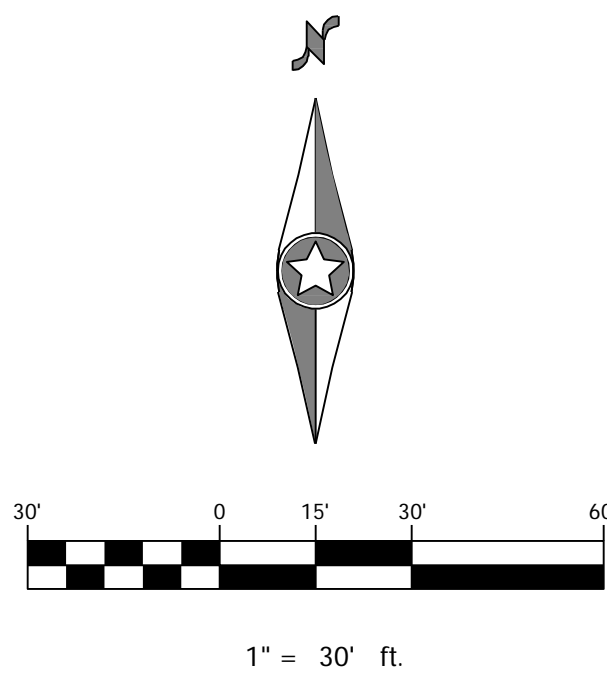
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REV: ###
REV: ###
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REV: ###



DESIGNED:	WIPS	INITIAL ISSUE	####
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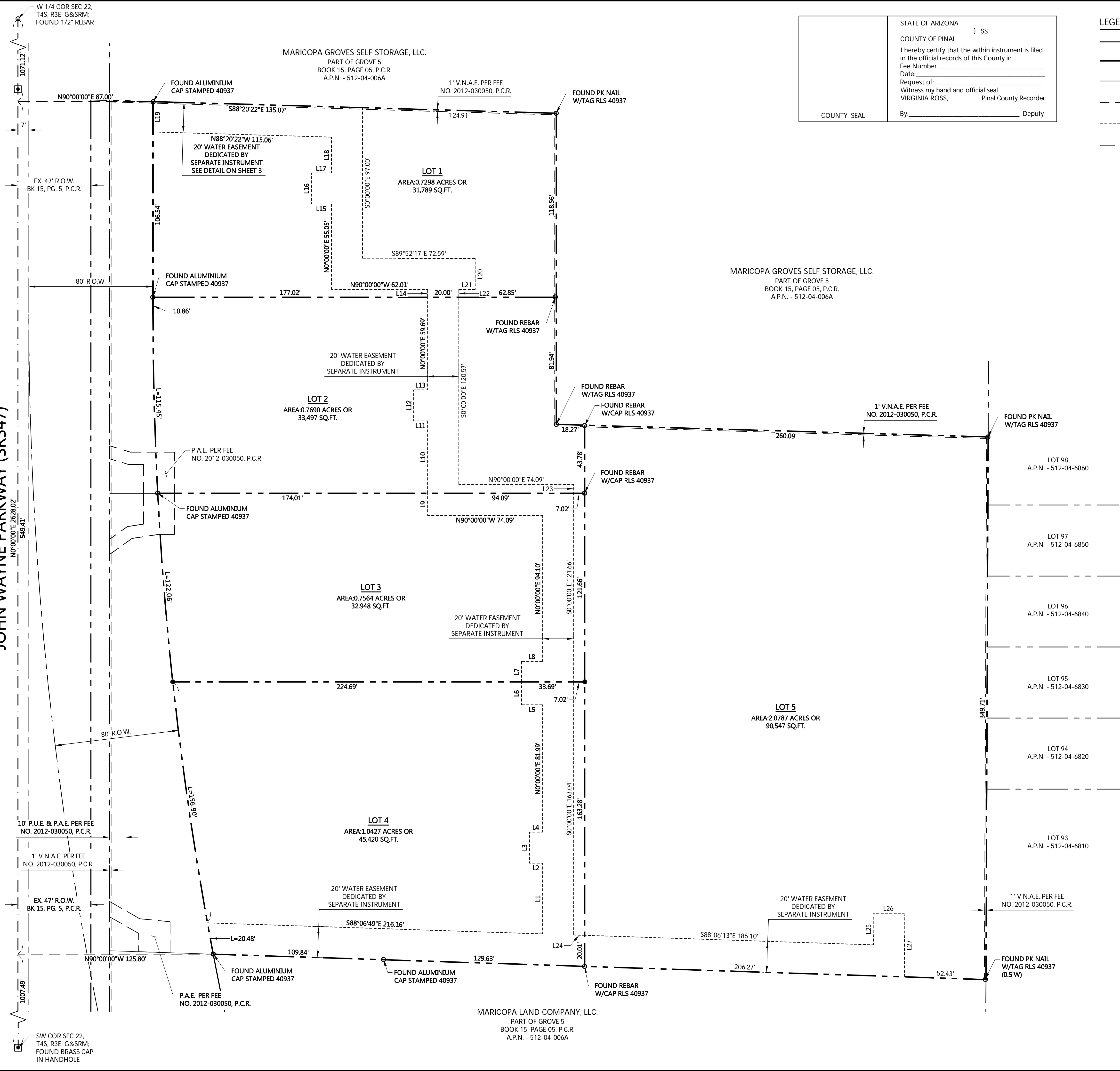
A RE-PLAT OF
MARICOPA TOWNE PLAZA
MARICOPA, ARIZONA

SHEET NUMBER: 2 OF 4



N:\0015488\00\DWG\SURVEY\BOUNDARY\WORKING\00154887-FP.DWG

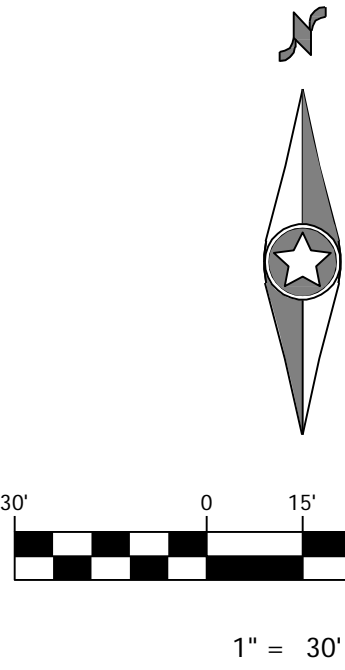
JOHN WAYNE PARKWAY (SR347)



COUNTY SEAL	STATE OF ARIZONA
	COUNTY OF PINAL
	I hereby certify that the within instrument is filed in the official records of this County in Fee Number _____
	Date: _____
	Request of: _____
	Witness my hand and official seal.
	VIRGINIA ROSS, Pinal County Recorder
	By: _____ Deputy

- LEGEND
- SECTION LINE
 - PARCEL BOUNDARY
 - CENTER LINE
 - EASEMENT LINE, TYPE AS NOTED
 - WATER EASEMENT DEDICATED HEREON
 - SEWER EASEMENT DEDICATED HEREON
 - FOUND BRASS CAP IN HANDHOLE
 - EXISTING PROPERTY CORNER, AS NOTED
 - SET 1/2" REBAR W/ CAP RLS 38175 UNLESS OTHERWISE NOTED
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - V.N.A.E. VEHICULAR NON ACCESS EASEMENT
 - BK. BOOK
 - PG. PAGE
 - P.C.R. PINAL COUNTY RECORDS

LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N0°00'00"E	45.65'	L15	N90°00'00"W	12.97'
L2	N90°00'00"W	8.59'	L16	N0°00'00"E	20.00'
L3	N0°00'00"E	20.00'	L17	N90°00'00"E	12.97'
L4	N90°00'00"E	8.59'	L18	N0°00'00"W	23.11'
L5	N90°00'00"W	13.69'	L19	N0°00'00"E	19.55'
L6	N0°00'00"E	14.75'	L20	S0°00'00"E	20.00'
L7	N0°00'00"E	13.24'	L21	N89°52'17"W	10.58'
L8	N90°00'00"E	13.69'	L22	S0°00'00"E	5.04'
L9	N0°00'00"E	14.32'	L23	S0°00'00"E	5.68'
L10	N0°00'00"E	46.56'	L24	S88°06'13"E	7.02'
L11	N90°00'00"W	9.08'	L25	N0°25'56"W	20.40'
L12	N0°00'00"E	20.00'	L26	N90°00'00"E	20.00'
L13	N90°00'00"E	9.08'	L27	S0°25'56"E	41.08'
L14	N0°00'00"E	5.05'			



DESIGNED: _____

CHECKED: _____

DRAWN: _____

FIELD CREW: _____

FIELD WORK DATE: _____

SCALE: 1" = 30'

SCALE: 1" = N/A

INITIAL ISSUE: ####

REV: ####

REV: ####

REV: ####

REV: ####

W/P/S: _____

NAB: _____

HTD: _____

WESTWOOD

6509 East Greenway Parkway, Suite 250
Phoenix, AZ 85034
Phone (480) 747-6558
Fax (480) 567-8025
westwoodps.com

Westwood Professional Services, Inc.

SHEET NUMBER: 3 OF 4

DATE: 12-20-2018

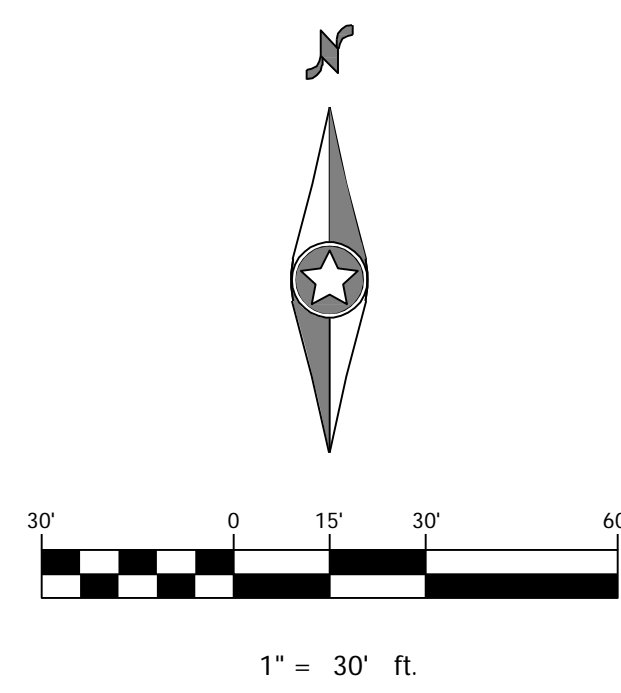
PROJ: 0015488

A RE-PLAT OF
MARICOPA TOWNE PLAZA

MARICOPA, ARIZONA

PARCEL 13A OF THE VILLAGES AT RANCHO ELDORADO
CABINET D - SLIDE 149, P.C.R.

38175
MICHAEL A.
BANTA
DATE SIGNED 12-20-2018
ARIZONA, U.S.A.



LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L28	N0°14'47"E	7.04'	L40	N90°00'00"E	2.08'
L29	N88°06'47"W	20.03'	L41	N0°00'00"E	50.73'
L30	N90°00'00"W	15.79'	L42	N0°00'00"E	1.95'
L31	N0°00'00"E	20.00'	L43	N0°00'00"E	40.65'
L32	N90°00'00"E	15.79'	L44	N90°00'00"W	19.80'
L33	N90°00'00"W	11.88'	L45	N0°00'00"E	20.00'
L34	N0°00'00"E	20.00'	L46	N90°00'00"E	39.80'
L35	N90°00'00"E	11.88'	L47	S0°00'00"E	42.60'
L36	N0°00'00"E	12.54'	L48	S0°00'00"E	18.05'
L37	N0°00'00"E	41.02'	L49	S0°02'14"E	22.54'
L38	N90°00'00"W	2.08'	L50	S0°14'47"W	77.03'
L39	N0°00'00"E	20.00'	L51	N88°09'08"W	20.01'

4 of **4**

SHEET NUMBER:

DATE: 12-20-2018

PROJ: 0015488

A RE-PLAT OF

MARICOPA TOWNE PLAZA

MARICOPA, ARIZONA

Westwood

Phone (480) 747-5556
Fax (480) 367-8025
westwoodjls.com

Westwood Professional Services, Inc.

6903 East Creekside Parkway, Suite 250
Scottsdale, AZ 85254

DESIGNED:	CHECKED:	WFS	INITIAL ISSUE: #####
		MAB	REV: <input type="checkbox"/> #####
		HTO	REV: <input type="checkbox"/> #####
			REV: <input type="checkbox"/> #####
			REV: <input type="checkbox"/> #####
			REV: <input type="checkbox"/> #####

FIELD CREW:	FIELD WORK DATE:	SCALE: 1" = 30'
		HORIZONTAL
		VERTICAL