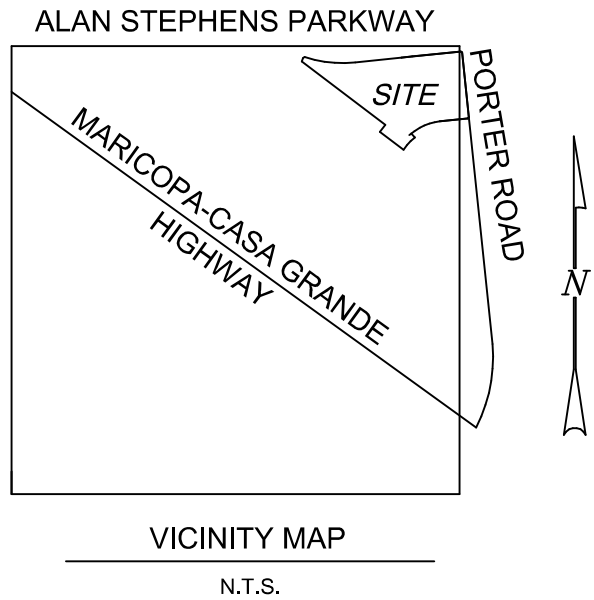




FINAL PLAT

"REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS"

"REPLAT OF LOTS 18 & 19 OF MARICOPA POWER CENTER THE WELLS",
AS RECORDED IN FEE NO. 2011-052634, PINAL COUNTY RECORDS, LOCATED
WITHIN A PORTION OF SECTION 36 AND A PORTION OF SECTION 35,
TOWNSHIP 4 SOUTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA



STATE OF ARIZONA } SS
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

DEDICATION

STATE OF ARIZONA)
COUNTY OF PINAL) SS

KNOW ALL MEN BY THESE PRESENTS:

BANNER HEALTH, AN ARIZONA NONPROFIT CORPORATION, AS OWNER, AND CAPDEVL060 LLC, AS
OWNER, HAVE SUBDIVIDED UNDER THE NAME OF "REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER
CENTER THE WELLS", AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS
"REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS" AND HEREBY DECLARES
THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS
AND EASEMENTS CONSTITUTING THE SAME AND THAT EACH LOT AND STREET SHALL BE KNOWN BY
THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. THE MAINTENANCE OF
LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE
RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER. ANY DECORATIVE PAVEMENT WITHIN THE
RIGHT-OF-WAY MUST ALSO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

IN WITNESS WHEREOF, BANNER HEALTH, AN ARIZONA NONPROFIT CORPORATION, AS OWNER
HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE
OF _____ AS ITS _____ OF BANNER HEALTH, AN
ARIZONA NONPROFIT CORPORATION, THE OWNER HEREUNDER THEREUNTO AUTHORIZED THIS
_____ DAY OF _____, 20__.

OWNER/AUTHORIZED SIGNER

IN WITNESS WHEREOF, CAPDEVL060, LLC, AS OWNER HEREUNDER CAUSED ITS NAME TO BE SIGNED
AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____, AS ITS
_____ OF CAPDEVL060, LLC, THE OWNER HEREUNDER THEREUNTO
AUTHORIZED THIS _____ DAY OF _____, 20__.

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE
ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF
_____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT
_____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN
CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

BEFORE ME THIS _____ DAY OF _____, 2019, _____ PERSONALLY APPEARED BEFORE
ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF
_____, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGED THAT
_____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN
CONTAINED.

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

NOTARY PUBLIC _____ EXPIRES _____

SURVEYOR

AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, AZ 85244
PHONE: 480-244-7630
CONTACT: DANIEL D. ARMIJO

BASIS OF BEARING

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE
MONUMENT LINE OF ALAN STEPHENS PARKWAY, USING A BEARING OF SOUTH 83 DEGREES 09
MINUTES 13 SECONDS WEST, AS SHOWN ON THE RE-PLAT OF LOTS 18 & 19 OF MARICOPA POWER
CENTER THE WELLS, RECORDED IN FEE NO. 2011-052634, PCR.

LEGAL DESCRIPTION (PARENT PARCEL)

LOT 18 AND 20, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER
OF PINAL COUNTY, RECORDED IN FEE NO. 2011-052634, "REPLAT OF LOTS 18 & 19 OF MARICOPA
POWER CENTER THE WELLS".

AREA

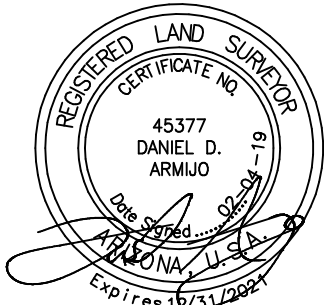
LOT 18: 618,361.9 SQUARE FEET OR 14.196 ACRES

LOT 20: 583,704.4 SQUARE FEET OR 13.400 ACRES

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.

DANIEL D. ARMIJO
REGISTERED LAND SURVEYOR
AW LAND SURVEYING, LLC
P.O. BOX 2170
CHANDLER, AZ 85244
(480) 244-7630



CERTIFICATION AND APPROVALS

APPROVED:

THIS IS TO CERTIFY IN MY OPINION THIS FINAL PLAT MEETS ALL OF THE REQUIREMENTS OF THE CITY
CODE AND THE APPLICATION CONFORMS TO GOOD LAND PLANNING POLICIES AND ALL NEW LOTS,
PARCELS, AND TRACTS CREATED ARE SUITED FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

DEVELOPMENT SERVICE DIRECTOR _____ DATE _____
CITY OF MARICOPA, ARIZONA

APPROVED:
THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE
COMPLIED WITH AND THAT THIS FINAL PLAT IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN
ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

CITY ENGINEER _____ DATE _____
CITY OF MARICOPA, ARIZONA

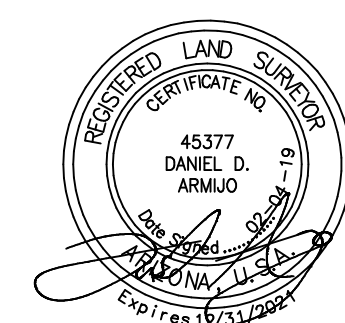
APPROVED BY THE COUNCIL OF THE CITY OF MARICOPA, ARIZONA.

THIS _____ DAY OF _____, 2019

BY: _____ MAYOR _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

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



**AW
LAND
SURVEYING, LLC**
P.O. BOX 2170, CHANDLER, AZ 85244
(480) 244-7630 (480) 243-4287