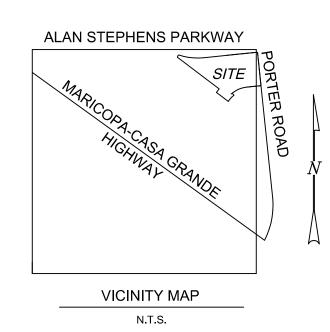
FINAL PLAT



03/25/2019 10:17:30 AM #[SUB18-04]

"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 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

DEDICATION STATE OF ARIZONA) SS COUNTY OF PINAL)

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 _______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 }

SS

COUNTY OF MARICOPA }

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

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

NOTARY PUBLIC EXPIRES

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA }

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.

NOTARY PUBLIC EXPIRES

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

SURVEYOR AWI AND SUBVEYING LLC

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

NOTES

- 1. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE PLACED NOT LESS THAN 8' APART.
- 2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.
- CROSS ACCESS EASEMENTS ARE GRANTED ACROSS ALL LOTS SHOWN ON THIS PLAT FOR PRIVATE POTABLE WATER LINES, SANITARY SEWER LINES AND FIRE LINES; DRAINAGE; PEDESTRIAN ACCESS; VEHICULAR ACCESS; AND EMERGENCY VEHICULAR ACCESS AS MORE FULLY SET FORTH IN THE COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT.
- 4. ADDITIONAL PRIVATE UTILITY EASEMENTS, LIMITED TO 4 FEET IN WIDTH, SHALL BE DEDICATED BY ANY AFFECTED PROPERTY OWNERS ADJACENT TO THE SHEA WAY ALIGNMENT, SHOULD UTILITY COMPANIES REQUIRE THEM DURING FUTURE INSTALLATIONS.

ZONING

SITE IS ZONED: CI-1 PAD

SECTION: 1709

INDUSTRIAL BUFFER REQUIRED WHERE INDUSTRY ADJOINS, FACES OR CONFRONTS RESIDENTIAL PROPERTY OR A MAJOR OR SECONDARY THOROUGHFARE, SUCH INDUSTRIAL USE SHALL PROVIDE A YARD OF NOT LESS THAN 10% OF THE LOT DEPTH OR WIDTH ON THE SIDE OR SIDES ABUTTING, FACING OR CONFRONTING SAID USES, BUT SUCH YARD NEED NOT EXCEED 50 FEET UNLESS A GREATER DEPTH OR WIDTH IS REQUIRED BY THE GENERAL SETBACK PROVISIONS OF THIS ORDINANCE, OR GENERAL OR SPECIAL SETBACK PROVISIONS OF ANY EXISTING SETBACK ORDINANCE. SUCH YARDS SHALL BE IMPROVED WITH ONE OR MORE OF THE FOLLOWING:

A. LANDSCAPING

B. PARKING LOT, WHEREIN A MINIMUM WIDTH OF 10' ALONG THE LOT LINE(S) CLOSEST TO THE RESIDENTIAL PROPERTY OR MAJOR OR SECONDARY THOROUGHFARE, SHALL BE LANDSCAPED; AND A DECORATIVE SCREENING DEVICE OF OPAQUE FENCING, WALLS, LANDSCAPED EARTH BERMS OR ANY COMBINATION THEREOF, SHALL BE INSTALLED BETWEEN THE LANDSCAPED AREA AND THE PARKING LOT, TO A MINIMUM HEIGHT OF 3 FEET.

C. RECREATIONAL SPACE FOR EMPLOYEES, WHEREIN A MINIMUM WIDTH OF 10 FEET ALONG THE LOT LINE(S) CLOSEST TO THE RESIDENTIAL PROPERTY OR MAJOR OR SECONDARY THOROUGHFARE, SHALL BE LANDSCAPED.

DETACHED ACCESSORY BUILDINGS: REFER TO CURRENT CITY OF MARICOPA ZONING CODE.

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

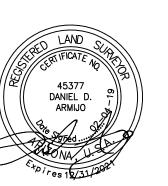
LOT 18: 618,361.9 SQUARE FEET OR 14.196 ACRES

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 ENG	INEER IARICOPA, ARIZO	DA DNA	TE
APPROVE	D BY THE COUN	CIL OF THE CITY (OF MARICOPA, ARIZONA
THIS		DAY OF	, 2019
BY:	MAYOR	DATE	
ATTEST: _	CITY CLERK	DA	 TE

FINAL PLAT
SECTIONS 35 AND 36
TOWNSHIP 4 SOUTH
RANGE 3 EAST
OF THE G.S.R.B. & M.

PINAL COUNTY, ARIZONA

AW
LAND
SURVEYING,
P.O. BOX 2170, CHANDLER, AZ 85244

DRAWN BY: CHECKED BY: DATE: 02/04/19 JOB NO.: 18-012 SHEET NO. **1 OF 2**

